



## Hollinview Close, Rawtenstall, BB4 8DQ

### Offers Over £525,000

GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME WITH OFF-ROAD PARKING AND GARAGE!

Gorgeously presented and flowing throughout, this impressive four bedroomed detached property stands proudly in a beautiful and convenient area of Rawtenstall. In close proximity to local amenities, well regarded schools and popular commuter routes to surrounding areas including a variety of bus links, this property is the ideal family home. Boasting four bedrooms, a four piece bathroom suite, a four piece en suite, three reception rooms, a gorgeous kitchen/dining room, utility, laid to lawn garden, off-road parking and generously spacious garage, this property is enviable and a massive credit to the current owners!

The property comprises briefly: entrance into the hall with doors providing access to a two piece WC, the garage and inner hallway. From the inner hallway, there are stairs leading to the first floor and doors providing access to the kitchen/dining room, office and a reception room which has access to another reception room. From the kitchen/dining room, there is access into two reception rooms which then leads to the rear garden. From the first floor, there are doors providing access to four bedrooms and a four piece bathroom suite. The main bedroom has a door providing access to a four piece bathroom suite. Externally, this property offers a rear, enclosed, laid to lawn garden with paved areas, bedding areas, mature shrubs as well as access to a shed. To the front, there is a laid to lawn garden with mature shrubs, off-road parking and access to the garage.

For further information or to arrange any viewings, please contact our Rawtenstall team.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- EPC To Be Confirmed
  - Garage Parking
  - Modern Fitted Kitchen
- Council Tax Band E
  - Classic Features
  - Well Located
- Freehold Property
  - Spacious Rear Garden
  - Beautifully Maintained

### Ground Floor

#### Hall

5'04 x 3'06 (1.63m x 1.07m )  
Central heating radiator, coving, wood effect floor, doors to inner hall, WC and garage.

#### Garage

17'09 x 15'07 (5.41m x 4.75m )  
Two wood double glazed frosted windows, fuse box, electric garage door.

#### WC

5'04 x 5'00 (1.63m x 1.52m)  
Central heating radiator, dual flush WC, pedestal wash basin traditional taps, extractor fan, coving, part tiled elevations, vinyl flooring.

#### Inner Hall

10'05 x 9'08 (3.18m x 2.95m )  
Central heating radiator, smoke alarm, coving, wood effect floor, doors to the kitchen, living room, understairs storage and office.

#### Kitchen

24'08 x 11'01 (7.52m x 3.38m )  
Two UPVC double glazed windows, central heating radiator, gloss wall and base units, wood effect worktops, integrated centre island with attached dining table which seats 8-10 people, RANGEMASTER four door oven with five ring gas hob and extractor hood, BLANCO composite sink with drainer and mixer taps. dishwasher, full length fridge/freezer, karndeian flooring, spotlights, opening to reception room and utility.

#### Office

9'10 x 8'03 (3.00m x 2.51m )  
Wood double glazed window, central heating radiator, coving.

#### Utility

5'11 x 5'03 (1.80m x 1.60m)  
Central heating radiator, gloss wall and base units, wood effect worktop, stainless steel sink with drainer and mixer taps, plumbing for washing machine and dryer, spotlights, Karndeian floor, door to the side of the property

#### Reception Room One

19'01 x 14'07 (5.82m x 4.45m )  
Two central heating radiators, coving, gas fire with a marble hearth, television point, bi-folding doors to reception room two.

#### Reception Room Two

19'01 x 13'11 (5.82m x 4.24m )  
Three UPVC double glazed windows, two central heating radiators, coving.

#### Reception Room Three

13'08 x 11'00 (4.17m x 3.35m )  
Central heating radiator, coving, door to rear garden.

### First Floor

### Landing

11'07 x 10'10 (3.53m x 3.30m )  
Wood double glazed stained-glass window, coving, ceiling rose, smoke alarm, access to attic, doors to four bedrooms and bathroom.

### Bathroom

10'02 x 8'02 (3.10m x 2.49m )  
Wood double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, wood panel bath with modern traditional taps, direct feed double shower, coving, part tile elevations, extractor fan, shave point, Vinyl flooring, storage.

### Bedroom One

16'04 x 11'03 (4.98m x 3.43m )  
UPVC double glazed window, central heating radiator, fitted wardrobes, door to ensuite.

### Ensuite

8'02 x 8'02 (2.49m x 2.49m )  
Wood double glazed frosted window, central heated radiator, four piece suite, low basin WC, pedestal wash basin with modern traditional taps, double direct feed shower, bath with modern traditional taps, coving, part tiled elevations, extractor fan, coving, shave point and vinyl flooring.

### Bedroom Two

12'09 x 11'04 (3.89m x 3.45m )  
UPVC double glazed window, central heating radiator, coving, Fitted Storage

### Bedroom Three

12'11 x 7'06 (3.94m x 2.29m )  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

### Bedroom Four

11'09 x 8'04 (3.58m x 2.54m )  
Wood double glazed window, central heating radiator, coving, fitted storage.

### Externally

### Front

Enclosed laid to lawn garden, off road parking, access to garage.

### Rear

Enclosed laid to lawn garden, paved area, bedding area, shed, mature shrubs.

