



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Bury Road, Rossendale, BB4 6JW

£495,000

A BEAUTIFUL FOUR-BEDROOM DETACHED FAMILY HOME

Situated on Bury Road in the popular town of Rawtenstall, this stunning detached family home offers spacious and versatile accommodation with a unique "upside down" layout. The ground floor comprises three generous bedrooms, including the main bedroom with an en suite and dressing room, creating the perfect private retreat.

The first floor is home to a superb open plan living room and contemporary fitted kitchen, designed for modern family living and entertaining. An additional sitting room provides extra living space, while the balcony is ideal for enjoying the surrounding views. A fourth bedroom with a study area offers flexibility for guests, older children or those working from home.

Externally, the property benefits from a private rear garden and off-road parking. Ideally located close to local amenities, this exceptional home is perfect for growing families looking for generous living space in a sought-after Rawtenstall location.

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£495,000

4 2 2 C

- Four Bedroom Detached Family Home
 - Additional Sitting Room And Study Area
 - Driveway Providing Off Road Parking
 - Tenure - Freehold
- Stunning Open Plan Living Kitchen
 - Private Rear Garden
 - EPC Rating - C
- Main Bedroom With En Suite And Dressing Room
 - Sought After Rawtenstall Location
 - Council Tax Band - B

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

11'11 x 4'1 (3.63m x 1.24m)

composite double glazed frosted window, two ceiling windows, central heating radiator, spotlights, tiled flooring, door to inner hall.

Inner Hall

14'9 x 9'3 (4.50m x 2.82m)

Central heating radiator, spotlights, tiled flooring, doors to three bedrooms, bathroom, utility room and understairs storage.

Dressing Room

12'5 x 9'4 (3.78m x 2.84m)

Spotlights, door to ensuite, door to storage and double doors leading to bedroom one.

Bedroom One

12'4 x 12'3 (3.76m x 3.73m)

UPVC double glazed window, central heating radiator, spotlights.

En Suite

10'1 x 5'9 (3.07m x 1.75m)

Chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a walk-in direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevations and tiled flooring.

Utility Room

6'1 x 4'9 (1.85m x 1.45m)

Central heating radiator, panelled wall and base units with laminate surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, spotlights, wood effect flooring, tiled splashback.

Bedroom Two

12'3 x 9'11 (3.73m x 3.02m)

UPVC double glazed window, central heating radiator.

Bedroom Three

16'2 x 9'1 (4.93m x 2.77m)

Three UPVC double glazed windows, central heating radiator, wood effect flooring.

Bathroom

7'8 x 6'8 (2.34m x 2.03m)

Chrome heated towel rail, three piece suite comprising of a dual flush WC, a vanity top wash basin with mixer tap and a P shaped bath with mixer tap and rinse head with an overhead direct feed shower, extractor fan, spotlights, tiled elevations, tiled flooring.

First Floor

Stairs lead into open plan reception room and kitchen.

Reception Room One

23'1 x 17 (7.04m x 5.18m)

Bifold double doors to balcony, two central heating radiators, log burner, partial acoustic wood panel elevations, four feature wall lights, wood effect flooring, open to kitchen, doors to reception room two, bedroom four.

Kitchen

18'1 x 8'7 (5.51m x 2.62m)

UPVC double glazed window, two Velux windows, central heating radiator, wall and base units, island and breakfast bar, double oven and warm drawer in a high rise unit, induction hob, inset stainless steel sink with integrated drainer ridges with Quooker mixer tap, wine fridge, integrated dishwasher, space for American fridge freezer, spotlights, wood effect flooring, door to WC and UPVC double glazed French doors to rear.

WC

7'1 x 2'8 (2.16m x 0.81m)

Two UPVC double glazed windows, two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, wood effect flooring, spotlights, enclosed boiler.

Reception Room Two

12'2 x 9'10 (3.71m x 3.00m)

Velux window, central heating radiator, wood effect flooring, UPVC double glazed French doors to Juliet balcony.

Bedroom Four

11'9 x 10'9 (3.58m x 3.28m)

UPVC double glazed window, central heating radiator, door leading to study/dressing room.

Study/ Dressing Room

6'5 x 6'3 (1.96m x 1.91m)

UPVC double glazed window, central heating radiator.

External

Front

Balcony with artificial grass, off road parking.

Rear

Paved areas, artificial grass, composite decking and a pergola.

