

NEW



Hurst Lane, Rawtenstall Asking price £595,000

- Detached House
- Four Bedrooms
- Stunning Fitted Kitchen
- Beautifully Presented
- Stylish Interior
- Conservatory
- Gardens/Patio
- Off Road Parking
- Viewing Essential

INTRODUCTION

BEAUTIFUL, STYLISH, DETACHED HOUSE SET IN A WONDERFUL AREA OF RAWTENSTALL - Offered with no chain delay!

This is a stunning home for a growing family wanting to up-size! With beautiful gardens to both front and rear, extensive off-road parking and set back from the road for more privacy. Situated in the heart of Rawtenstall, and within walking distance of Alder Grange, Marl Pits and Rawtenstall town centre, also in close proximity to local amenities, highly regarded schools including Bacup and Rawtenstall Grammar School, travel routes and links to major motorways.

To the ground floor, the property briefly comprises; entrance hallway with doors to the first reception room, dining room, kitchen, WC and with feature staircase to the first floor. The reception room gives access to the dining room and conservatory with French doors out to the rear. The kitchen has stylish Schuller fitted units and breakfast island and has access out to the rear garden. The inner hallway has access to the study and the second reception room. The second reception room leads to a utility room. The first floor landing has a seating area and doors to four double bedrooms and the four-piece family bathroom.

The main bedroom starts with an entrance dressing room and has access to the four-piece en-suite bathroom and open archway to the main bedroom with walk-in wardrobe. Externally, the property boasts an enclosed laid to lawn garden, with vibrant bedding areas, Indian paved patio, hedgerows, conifers for privacy, stone chipped pathways, mature foliage and gated access to the front. To the front a laid to lawn garden on both sides, with pampas plants, conifers, mature trees, greenhouse and stone chipped driveway. There is ample parking for several vehicles.

For more information or to arrange a viewing, please contact our Rawtenstall office at your earliest convenience.

Ground Floor

Entrance

Rock UPVC door to the hallway.

Hallway

17'8 x 11'9 (5.38m x 3.58m)

Two central heating radiators, coving to the ceiling, exposed beams, doors to the WC, reception room, dining room and the kitchen and a feature staircase to the first floor.

WC

6'7 x 3'2 (2.01m x 0.97m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of pedestal wash basin with traditional taps, low basin WC, coving to the ceiling, dado rail, part wood elevations and wood panel flooring.

Reception Room One

23'5 x 12'8 (7.14m x 3.86m)

UPVC double glazed window, two central heating radiators, coving to the ceiling, electric fire to the chimney breast with decorative surround and marble hearth, television point and doors to the dining room and the conservatory.

Dining Room

11'1 x 11' (3.38m x 3.35m)

Central heating radiator, coving to the ceiling and UPVC French doors out to the rear.

Conservatory

15'2 x 11'5 (4.62m x 3.48m)

Fully UPVC double glazed floor to ceiling windows, sloped polycarbonate roof, ceiling fan, Karndean flooring and French doors out to the rear.

Kitchen

18'6 x 14'5 (5.64m x 4.39m)

Three UPVC double glazed windows, central heating radiator, vertical central heating radiator, Schuller kitchen units in solid wood, fitted by Niche Kitchens, granite effect surfaces matching up-stands, free standing Rangemaster cooker, five ring gas hob, extractor hood, glass splashback, integrated Neff double fridge and Miele freezer, Neff dishwasher, spotlights, composite one and half bowl sink, drainer and mixer tap, solid wood breakfast bar, integrated microwave, Karndean flooring and Rock UPVC stable door out to the garden.

Inner Hallway

11'8 x 2'6 (3.56m x 0.76m)

Central heating radiator, coving to the ceiling and wood panel flooring and doors to the study and reception room two.

Study

8'3 x 7'7 (2.51m x 2.31m)

UPVC double glazed window, central heating radiator and wood panel flooring.

Reception Room Two

23'3 x 19'7 (7.09m x 5.97m)

Three UPVC double glazed windows, two central heating radiators, coving to the ceiling, wood panel flooring and door to the utility.

Utility Room

8'2 x 7'4 (2.49m x 2.24m)

UPVC double glazed window, marble effect surfaces, coving to the ceiling, plumbing for washing machine and tumble dryer, space for a fridge freezer and wood panel flooring.

First Floor

Landing

24'7 x 11'1 (7.49m x 3.38m)

UPVC double glazed window, two central heating radiators, coving to the ceiling, smoke alarm, solid wood panel flooring, seating area and doors to four bedrooms and the family bathroom.

Dressing Room

11'1 x 10'7 (3.38m x 3.23m)

UPVC double glazed frosted window, central heating radiator, coving to the ceiling and an archway to bedroom one.

Bedroom One

23'1 x 15' (7.04m x 4.57m)

Two UPVC double glazed windows, central heating radiator, coving to the ceiling, access to the en-suite and door to the walk-in wardrobe.

En-Suite

10'3 x 7'1 (3.12m x 2.16m)

UPVC double glazed window, centrally heated towel rail, four piece suite comprising of vanity top wash basin and mixer tap, dual flush WC, panel bath with mixer tap, corner shower with direct feed rainfall and rinse shower head, part PVC panel elevations, shaving point, Karndean flooring and fitted storage.

Walk-in Wardrobe

8'2 x 4'3 (2.49m x 1.30m)

Storage, rails and central heating radiator.

Bedroom Two

12'8 x 11'2 (3.86m x 3.40m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Three

13'4 x 10'3 (4.06m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'7 x 10'5 (3.53m x 3.18m)

UPVC double glazed window and central heating radiator.

Family Bathroom

10'4 x 8'6 (3.15m x 2.59m)

UPVC double glazed window, centrally heated towel radiator, four piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, free standing roll top bath with traditional taps, corner shower with direct feed rainfall and rinse head, PVC panel elevations and Karndean flooring.

External

Rear

Enclosed laid to lawn garden with paved patio, hedged borders, planted beds, pathways and mature trees.

Front

Laid to lawn garden on both sides with mature trees for privacy, greenhouse, gravel chipped driveway and off road parking for several vehicles.