



**Executive Property Rentals (NW) Limited**

Residential Lettings & Property Management

www.executivepropertyrentals.co.uk email: info@executivepropertyrentals.co.uk

**172 HASLINGDEN ROAD, RAWTENSTALL, ROSSENDALE BB4 6RE**

**£900 PCM**



**PROPERTY REFERENCE CODE: RL0176**

## **172 HASLINGDEN ROAD, RAWTENSTALL, ROSSENDALE BB4 6RE**

Deceptively spacious 4 storey family home well located for Rawtenstall centre and All Saints High School. 3 Bedrooms - 2 doubles and a single, 4 piece family bathroom plus 2 washrooms. Large dining kitchen, separate dining room, 2 further good sized reception rooms, Off road parking space to rear

- BEAUTIFUL VIEWS
- CLOAKROOM
- EASY ACCESS TO MOTORWAY NETWORK
- OFF-STREET PARKING

### **Additional information**

This large property is situated on the road between Rawtenstall and Haslingden, and convenient for town centre amenities, quick access onto the motorway network, All Saints High School and other well regarded primary & secondary schools. Whitaker Park is also close by.

The property itself is laid out over 4 floors, and the main entrance door is located to the rear of the property on the lower ground floor. A parking space is located directly outside the property. On the lower ground floor is the modern and spacious kitchen, with space for a kitchen table but also boasting a breakfast bar. this room leads through to the large dining room then through to the stairs leading up to the ground floor. A guest WC is located on this lower ground floor.

On the ground floor there are 2 reception rooms, both with access to the outside. The rear reception room has a feature fireplace and an access door leading out to a stone balcony/walkway which runs the length of this terraced row. The views are fabulous from here, and all the rooms at the rear of the property benefit from it.

Up again to the first floor and here you will find a large double bedroom to the front which is bright and airy with double aspect windows. There is a bathroom on this floor consisting of bath, separate shower cubicle, WC and washbasin. A second bedroom on this floor has built in cupboards and would accommodate a single bed. Lovely views can be seen from this window. There is a large storage room on this floor which is usually used as a walk in wardrobe.

On the top floor is a second double bedroom which runs from front to back and also has its own washroom consisting of WC and washbasin.

Council Tax Band: A (Rossendale Borough Council)

Deposit: £1,035

Holding Deposit: £205





