



HOWARTH'S  
ESTATE AGENTS



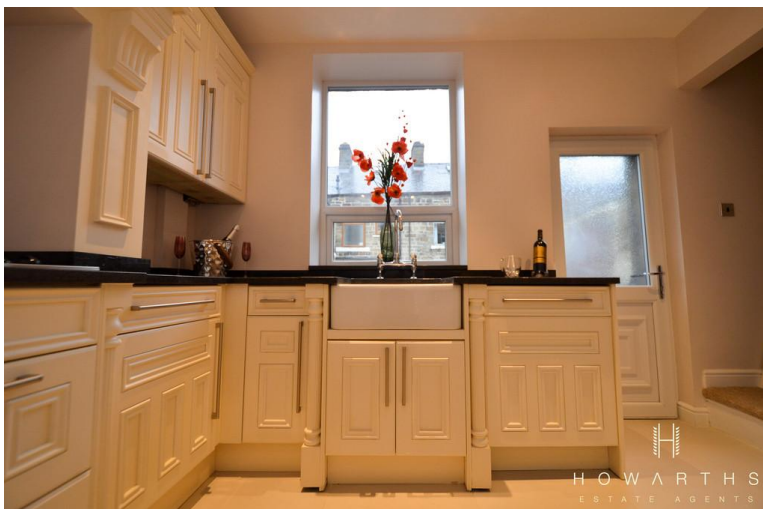
HOWARTH'S  
ESTATES

4 MY GROVE, RAWTENSTALL, BB4 8HF  
ASKING PRICE OF £130,000



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#### WHAT WE LOVE ABOUT THE PROPERTY!

What an absolutely gorgeous home in a tucked away, but convenient position. Recently tastefully refurbished and showcasing style and elegance in the spacious rooms which are laid out over 3 storeys. The lounge, master bedroom and 2nd floor studio room are particularly large. Attention has been paid to detail and it is simply beautiful. The four piece bathroom boasts a dressing area and the studio room offers brilliant storage to its two ends. To the front is a small pretty garden and to the rear, the private yard is open on to the back street providing hardstand for a modest sized car.

#### FURTHER PROPERTY INFORMATION

Upvc double glazed windows throughout (exterior mahogany effect), except 2nd floor studio skylight. Gas combi central heating. Rewired. Replastered. Renewed joinery including attractive panelled interior doors.

#### DIRECTIONS

Proceed along Burnley Road (A682) from Rawtenstall town centre. Ivy Grove is situated on the left hand side opposite the Spar Garage /



Petrol Station.

## GROUND FLOOR

### LOUNGE

13' 10" x 13' 8" (4.22m x 4.19m) A beautifully presented square shaped room overlooking the front garden with feature sunken ceiling incorporating discrete lighting, contemporary chrome ceiling centre light fitting, recessed ceiling spotlighting, subtle lighting to feature display recess within chimney breast, Upvc double glazed door and window to the front, glazed and panelled door to:

### KITCHEN

13' 9" x 11' 7" (4.20m x 3.54m) (2nd measurement includes under - stairs area). A lovely room with cream tiled floor and well fitted and equipped with cream coloured panelled base and wall units with decorative design features and drawer unit, pan drawer and open wine rack with contrasting granite mottled black working surfaces and characteristic white pot sink with chrome taps looking out on to rear yard. Appliances include five ring stainless steel gas hob within chimney breast with extractor over and mantel surround complimenting the kitchen, inbuilt electric oven, grill and microwave, integrated dishwasher, fridge and freezer and pull out waste provision.



## FIRST FLOOR

### LANDING

with chrome finish lighting fitting, stainless steel handrail fitted to staircase, modern panelled doors to rooms off and staircase rising to second floor.

### BEDROOM 1

13' 10" x 13' 9" (4.22m x 4.21m) (1st measurement narrows at chimney breast), a great sized bedroom with chrome finish contemporary light fitting and window overlooking the front and the gardens across the row.

### DRESSING ROOM

8' 1" x 5' 2" (2.48m x 1.59m) (2nd measurement taken to the back of the fitted units). A fantastic and very beneficial feature with fitted marble top dressing table with feature cushioned wall behind and illuminated mirror, twin units with shelving facility to each side of the opening to the







bathroom.

#### BATHROOM

8' 0" x 6' 6" (2.46m x 2.00m) fully tiled in attractive natural coloured ceramics with large window to front allowing plenty of natural light with Venetian blind fitted and featuring a four piece suite in white with chrome finish fittings and dressings comprising bath with central mixer tap / hand held hose, tiled cubicle shower unit with glazed door, wall mounted "back to wall" wash basin with inset mirror over, close coupled w.c., chrome finish towel warmer and spotlighting.

#### EXTERNAL

#### SECOND FLOOR

#### VERY LARGE STUDIO ROOM

18' 3" x 13' 10" (5.57m x 4.23m) (1st measurement does not include the extensive eaves areas as to both the front and the rear which are carpeted and are accessed by double doors to each side and 2nd measurement narrows where chimney breasts are located). This is superb room, which is understood to be part of the original property rather than a conversion and has a staircase with a hand rail fitted and balustrade and newel post; The presentation of it is of the same high standard as the rest of the property. There is a modern skylight making it lovely and bright, recessed spotlighting, inbuilt open display shelving, radiator and smoke alarm.

#### EXTERNAL

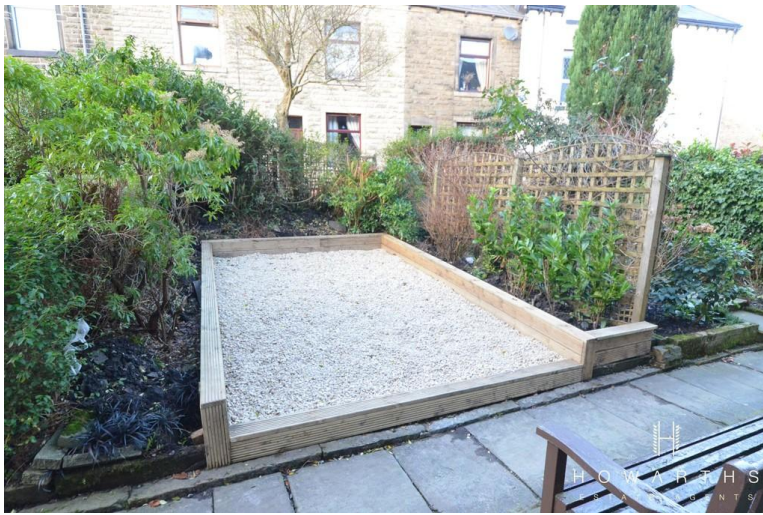
#### TO THE FRONT

a stone flagged pathway runs along the front of the properties within the row and provides pedestrian access to each of them and beyond, there is a small pretty garden which is hedged to three sides of its perimeter which is easily manageable and makes a nice place putting pots and seating.

#### TO THE REAR

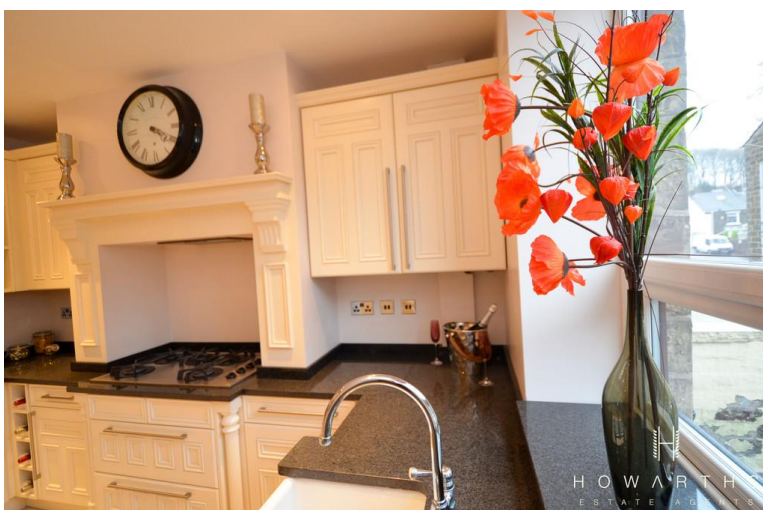
The private rear yard is fairly level and is paved. It is open to the back street and could potentially be used as vehicular hardstanding.





#### THE TECHNICAL BITS!

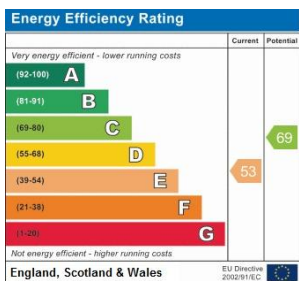
Council tax band A. Tenure leasehold for the residue of 999 years with a nominal annual ground rent circa £2 per annum. Alpha combi boiler located in kitchen concealed within cupboard. Gas and electric meters and electrical consumer unit also located in kitchen within base units. Presently no water meter is fitted.



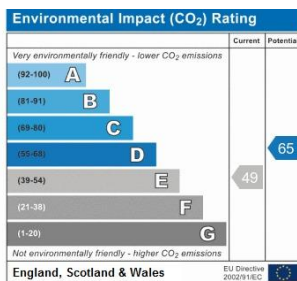




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Address:  
4 Ivy Grove, Rawtenstall



England, Scotland & Wales