pearson ferrier®

250 DEAN LANE
Rossendale, BB4 9RB
Offers Over £225,000

250 DEAN LANE

Property at a glance

- COTTAGE WITH 2 BEDS & LOFT ROOM WITH DORMER & FIXED STAIRS
- JUST UNDER 1 ACRE OF LAND TO THE REAR WITH VEHICLE ACCESS & STABLES
- IN A RURAL LOCATION ON A QUIET SIDE ROAD IN WATER
- CONSERVATORY AT REAR

A well presented Freehold cottage property located on a quiet side street in Water. The property comes with just under 1 acre of land and stables to the rear. It comprises two bedrooms, a loft room with dormer window and fixed staircase, a 4 piece bathroom, lounge (with log burner), kitchen, conservatory and porch. Water is a rural Hamlet located in Rossendale offering a selection of local shops, good transport links and an abundance of countryside walks. The closest main town is Rawtenstall offering good transport links to Manchester and a great selection of supermarkets, artisan shops, restaurants, bars and Rawtenstall market. If you are looking for a rural retreat with countryside walks on your doorstep, then this could be the one for you.

Tenure - Freehold
Council Tax - Band B
EPC - D 68/78

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.

2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.

TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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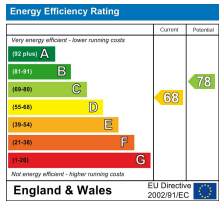

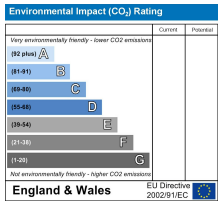

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