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39 THE LOOM  
Helmshore, BB4 4AZ  
£400,000

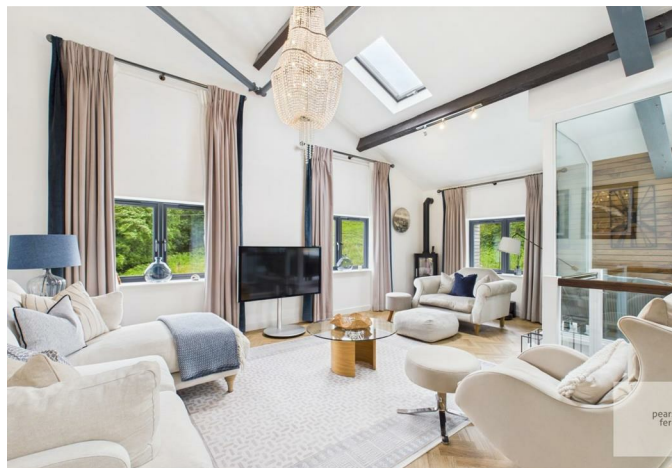


# 39 THE LOOM

## Property at a glance

- stunning end townhouse
- two bedroom suites
- semi rural setting
- stunning interior
- open plan living area
- private parking
- good m-way access

The Loom, Helmsore is an exceptionally well presented, end townhouse with two double bedroom suites, enjoying views over neighbouring countryside tucked away at the rear of this highly regarded development with enclosed balcony and private allocated parking directly outside the property. The house has a stunning open plan first floor living area with vaulted ceiling and is beautifully presented and styled throughout. Set in this highly regarded semi rural position within easy reach of local amenities and a short drive to the motorway network and Rawtenstall and Ramsbottom centres. The accommodation briefly comprises storm porch, entrance hall with stairs to the first floor, main bedroom with fitted wardrobes, dressing room and four piece ensuite bathroom, second bedroom with ensuite shower room, stairs to the first floor, with large open plan living area with vaulted ceiling access to an enclosed balcony with superb views, electric stove, dining area, breakfast kitchen with island console, granite worktops, integrated appliances, utility room and guests wc/cloaks. Leasehold Property with unexpired term of 150 years Annual Service Charge £1564.76 Ground Rent £250pa /Council Tax Band D









Floor 0



Floor 1

Approximate total area<sup>m</sup>

117.5 m<sup>2</sup>

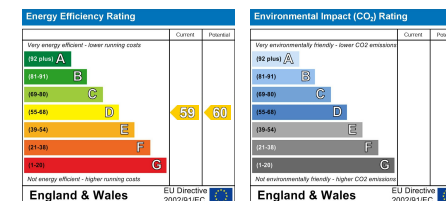
Balconies and terraces

4.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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