



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

New Row, Winewall, BB8 8BS

£320,000

AN EXQUISITE COTTAGE PROPERTY

Having undergone a full transformation to the highest standard, being stripped back to brick and updated beautifully throughout with no details missed, this exceptional three bedroom cottage property is being proudly welcomed to the market in the desirable and picturesque village of Winewall. Flowing internally with character and charm, stylish interiors and modern fixtures and fittings, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Skipton, Burnley and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and characterful property benefitting from stunning gardens, ample off road parking, beautiful features and enviable views, this property is truly not to be missed!

The property comprises briefly; a welcoming and spacious reception room boasts beautiful exposed beams, enviable cast iron multi fuel burner and leads through to a contemporary fitted dining kitchen and houses a staircase to the first floor. The kitchen boasts stunning contemporary country-style wall and base units, integrated appliances, integrated seating area and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed, tiered garden to the rear with laid to lawn, Indian stone paving and wood chip areas. To the front there is ample off road parking with a garden area and access on to a detached garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

New Row, Winewall, BB8 8BS

£320,000

 3  1  1  C

- Exquisite Mid Terrace Cottage
 - Fully Renovated Throughout
 - Ample Off Road Parking and Detached Garage
 - EPC Rating C
- Three Bedrooms
 - Country-style Kitchen
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Immaculate Tiered Garden to Rear
 - Council Tax Band B

Ground Floor

Reception Room

18'1 x 16'9 (5.51m x 5.11m)
Composite front door, UPVC double glazed leaded window, cast iron multifuel burner with stone hearth, exposed stone walls, exposed beams, inset shelving, spotlights, television point, understairs storage with plumbing for washing machine, space for dryer, underfloor heating, hardwood double doors to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'6 x 10'1 (4.42m x 3.07m)
UPVC double glazed window, range of panelled wall and base units with solid wood work surfaces, ceramic Belfast sink with mixer tap, three door Rangemaster cooker with five ring gas hob, integrated fridge freezer, integrated Main Eco combi boiler, spotlights, integrated seating, wood panelled elevation, solid wood flooring with underfloor heating and UPVC double glazed sliding door to rear.

First Floor

Landing

10'5 x 8'0 (3.18m x 2.44m)
Velux window with solar electric blinds, exposed beams, spotlights, hardwood doors leading to three bedrooms and family bathroom.

Bedroom One

14'10 x 9'2 (4.52m x 2.79m)
Two UPVC double glazed windows, central heating radiator, exposed beams and fitted wardrobes.

Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)
UPVC double glazed leaded window, central heating radiator and wood panelled elevation.

Bedroom Three

8'10 x 8'6 (2.69m x 2.59m)
Velux window with solar electric blinds, central heating radiator, exposed beams, spotlights, overhead storage and wood panel elevation.

Bathroom

8'10 x 6'7 (2.69m x 2.01m)
UPVC double glazed leaded window, central heating radiator with towel rail, vanity top wash basin with mixer tap, low basin WC, wood panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, tiled elevations, spotlights and wood effect tiled flooring.

External

Rear

Enclosed tiered garden with laid to lawn, Indian stone paving, wood chippings and mature shrubbery.

Front

Off road parking for multiple vehicles and access to detached garage.

Detached Garage

17'2 x 9'4 (5.23m x 2.84m)

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