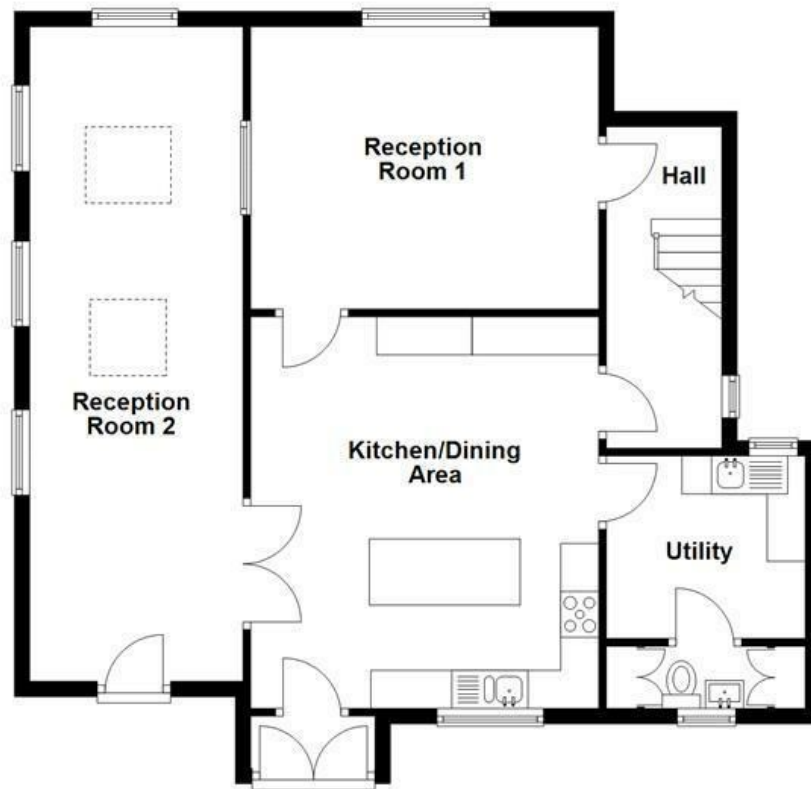
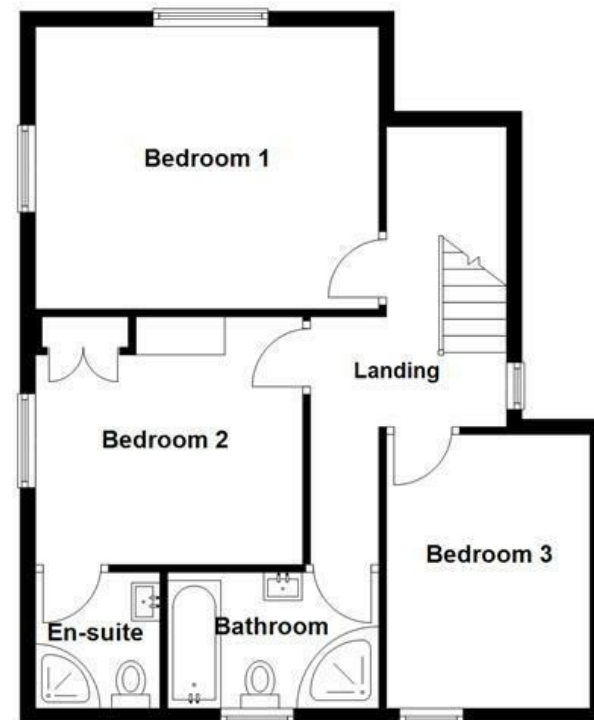





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Salterforth Lane, Salterforth, BB18 5ST

### Offers Over £600,000

AN EXQUISITE DETACHED PROPERTY WITH PANORAMIC COUNTRYSIDE VIEWS

Bashfield Cottage is an exceptional three double bedroom stone built cottage bursting with character and charm and being proudly welcomed to the market in the semi rural location of Salterforth. With surrounding field views, enviable wrap around gardens and stylish interiors throughout, this idyllic property is the perfect family home truly not to be missed! With views over Bouldsworth Hill, Barnoldswick, Trawden and Pendle this property is the perfect home for any potential buyer looking for a private and luxurious home ready to move straight into! Boasting two living areas, two bathrooms, detached garage which could be converted into an annex and modern fixtures and fittings throughout, this property is the perfect family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Colne, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and leads through to two reception rooms, hallway and utility room. The utility room guides you through to a WC. The main reception room provides access on to the hallway which houses a staircase to the first floor. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. The second bedroom benefits from an en suite shower room. Externally there is a courtyard to the front with access to the detached garage and off road parking. To the rear there is an enviable wrap around garden with laid to lawn, Indian stone paving, bedding areas and timber storage shed.

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



# Salterforth Lane, Salterforth, BB18 5ST

## Offers Over £600,000

 3  2  2  D

- Outstanding Detached Property
- Country-Style Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Panoramic Countryside Views
- Tenure Freehold
- Four Piece Bathroom Suite
- Stunning Wraparound Gardens
- Council Tax Band F

### Ground Floor

#### Entrance Vestibule

5'4 x 1'4 (1.63m x 0.41m )

UPVC double glazed French doors, integrated shelving, spotlights, tiled flooring and oak single glazed door to kitchen/dining area.

#### Kitchen/Dining Area

16'10 x 15'0 (5.13m x 4.57m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with solid wood work surfaces, composite one and a half bowl sink and drainer with high spout mixer tap, three door Leisure range cooker with five ring gas hob and integrated extractor hood, integrated fridge, integrated dishwasher, integrated high rise microwave, central island with breakfast bar, spotlights, pendant lighting, cast iron multifuel burner with stone hearth and surround, wood effect laminate flooring, hardwood single glazed double doors to reception room two, hardwood doors to reception room one, inner hall and utility.

#### Reception Room Two

28'8 x 9'2 (8.74m x 2.79m)

Four UPVC double glazed windows, two Velux windows, two electric heaters, integrated shelving, pendant lighting, television point, wood effect laminate flooring and UPVC double glazed door to rear.

#### Reception Room One

15'0 x 12'5 (4.57m x 3.78m)

UPVC double glazed window, hardwood double glazed window, central heating radiator, coving, cast iron multifuel burner with stone hearth, surround and oak mantel, television point and hardwood door to hall.

#### Utility

7'10 x 8'7 (2.39m x 2.62m)

UPVC double glazed window, heated towel rail, range of panelled wall and base units with solid wood work surfaces, composite sink and drainer with mixer tap, space for American-style fridge freezer, plumbing for washing machine, wood effect laminate flooring and hardwood door to WC.

#### WC

8'7 x 2'8 (2.62m x 0.81m)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, integrated storage with boiler and wood effect laminate flooring.

### First Floor

#### Landing

14'0 x 9'8 (4.27m x 2.95m)

Two UPVC double glazed window, central heating radiator, smoke detector, hardwood doors leading to three bedrooms and family bathroom.

#### Bedroom One

15'3 x 12'5 (4.65m x 3.78m)

Two UPVC double glazed windows, central heating radiator, loft hatch and wood effect laminate flooring.

#### Bedroom Two

11'8 x 10'8 (3.56m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring and hardwood door to en suite.

#### En Suite

5'10 x 5'2 (1.78m x 1.57m )

Heated towel rail, dual flush WC, direct feed rainfall corner shower enclosed, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Three

11'9 x 8'7 (3.58m x 2.62m)

UPVC double glazed window and two central heating radiators.

#### Bathroom

9'2 x 5'10 (2.79m x 1.78m)

UPVC double glazed window, heated towel rail, panel bath with mixer tap and rinse head, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall corner shower enclosed with rinse head, tiled elevations, inset shelving, spotlights, extractor fan and tiled flooring.

#### External

#### Rear

Indian stone paving, bedding areas and wraparound laid to lawn gardens.

#### Front

Courtyard with off road parking and access to garage.

#### Garage

16'11 x 9'6 (5.16m x 2.90m)

Three UPVC double glazed windows, integrated storage and loft access.



Tel: 01282469023

www.keenans-estateagents.co.uk