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## Lower Rosegrove Lane, Burnley, BB12 6TT

### £1,400

#### EXQUISITE DETACHED COTTAGE

Nestled in the charming locale of Lower Rosegrove Lane, Burnley, this exquisite detached cottage is a true gem, brimming with character and style. The property boasts three generously sized bedrooms, providing ample space for family living or guest accommodation. The contemporary fitted bathroom suite adds a modern touch, ensuring comfort and convenience.

The heart of the home is undoubtedly the delightful country-style kitchen, which seamlessly blends traditional aesthetics with modern functionality. This inviting space is perfect for culinary enthusiasts and family gatherings alike. Adjacent to the kitchen, the spacious reception room features stunning exposed beams, creating a warm and welcoming atmosphere that is ideal for relaxation or entertaining.

Situated along a private road, this cottage offers a sense of seclusion while still being conveniently located near the picturesque Leeds Liverpool Canal. This sought-after area is known for its tranquil surroundings and community spirit, making it an ideal choice for those seeking a peaceful retreat without sacrificing accessibility to local amenities.

In summary, this charming cottage presents a unique opportunity to own a piece of characterful property in a desirable location. With its blend of traditional features and modern comforts, it is sure to appeal to a variety of buyers looking for a home that exudes warmth and charm.



# Lower Rosegrove Lane, Burnley, BB12 6TT

## £1,400

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- Exquisite Detached Cottage
- Country-Style Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Bathroom Suite
- Presented to Highest Standard Throughout
- Council Tax Band D

### Ground Floor

#### Entrance Porch

5'4 x 3'4 (1.63m x 1.02m)

Hardwood front door, UPVC double glazed window and door to reception room.

#### Reception Room

16'11 x 16'8 (5.16m x 5.08m)

Three UPVC double glazed windows, central heating radiator, picture rail, gas fire with granite hearth and decorative surround, television point, exposed beams, wood effect flooring and hardwood stained glass double doors to kitchen.

#### Kitchen

11'8 x 10'9 (3.56m x 3.28m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with solid wood work surfaces, freestanding Rangemaster cooker with gas hob and integrated extractor hood, tiled splashback, Belfast sink with mixer tap, space for fridge freezer, plumbing for washing machine, wood effect flooring and door to rear.

### First Floor

#### Landing

10'9 x 9'6 (3.28m x 2.90m)

Hardwood single glazed window, loft access, doors to three bedrooms and family bathroom.

#### Bedroom One

11'8 x 9'5 (3.56m x 2.87m)

UPVC double glazed window, central heating radiator, feature wall light, fitted wardrobes and solid wood flooring.

#### Bedroom Two

10'9 x 8'8 (3.28m x 2.64m)

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bedroom Three

7'7 x 6'10 (2.31m x 2.08m)

UPVC double glazed window, central heating radiator, decorative fireplace solid wood flooring.

#### Bathroom

7'4 x 6'1 (2.24m x 1.85m)

UPVC double glazed frosted window, central heating radiator, freestanding roltop bath with mixer tap, overhead direct feed rainfall shower and rinse head, wall mounted wash basin with mixer tap, dual flush WC, part tiled elevations, extractor fan and wood effect flooring.

### External

#### Rear

Enclosed paved garden with stone chippings, seating area and access to detached garage.

#### Front

Gated paved driveway for off road parking and access to detached garage.



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