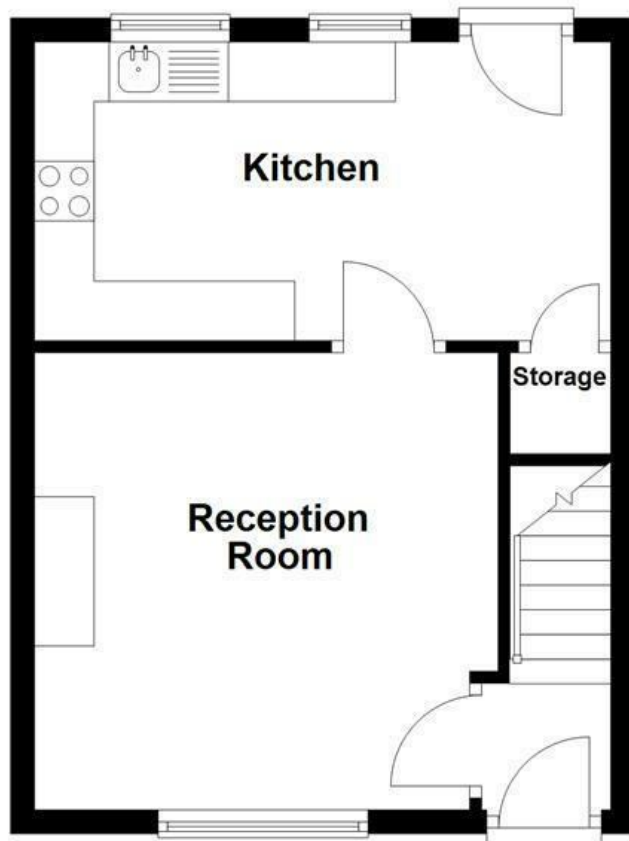
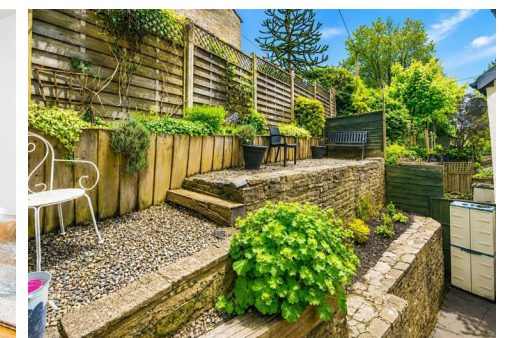
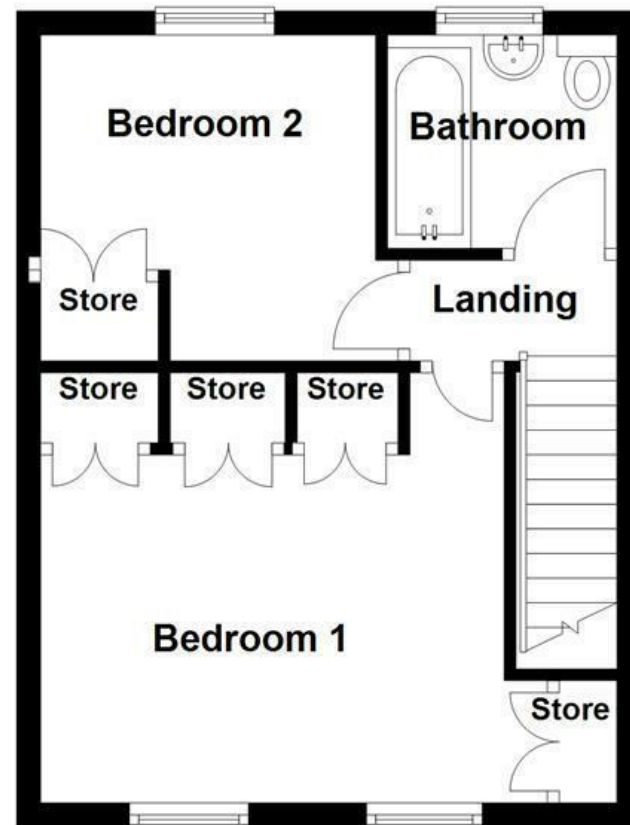


Ground Floor
Approx. 31.1 sq. metres (335.1 sq. feet)



First Floor
Approx. 31.1 sq. metres (335.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Post Office Street, Rossendale, BB4 8NJ

Offers Over £185,000

AN EXQUISITE END COTTAGE PROPERTY WITH BEAUTIFUL GARDEN SPACE

Nestled on Post Office Street in the charming area of Rossendale, this delightful cottage-style house is a true gem. Presented and maintained to the highest standard, it boasts a stylish finish that harmoniously blends original features with modern interiors. The property features two spacious double bedrooms, making it an ideal home for a small family or a couple seeking comfort and elegance.

As you step inside, you will be greeted by the enchanting exposed stone walls and beams that add character and warmth to the living space. The open plan kitchen diner is perfect for both entertaining and everyday living, providing a welcoming atmosphere for family meals and gatherings.

One of the standout features of this property is its impressive tiered gardens, which offer a serene outdoor space for relaxation and enjoyment. The gardens are beautifully presented, providing a picturesque setting that complements the cottage's charm.

Located just a stone's throw away from the popular village amenities of Crawshawbooth, this home is perfectly situated for those who appreciate the convenience of local shops, cafes, and

Post Office Street, Rossendale, BB4 8NJ

Offers Over £185,000

2 1 1 D

- Stunning Cottage Style Home
- Beautiful Tiered Garden Space
- On Street Parking
- Tenure - Freehold
- Two Double Bedrooms
- Character Features Throughout
- EPC Rating - D
- Open Plan Kitchen Diner
- Sought After Crawshawbooth Location
- Council Tax Band - A

Ground Floor

Hall
3'10 x 3'7 (1.17m x 1.09m)

Reception Room
12'7 x 12 (3.84m x 3.66m)

Kitchen Diner
15'3 x 8'3 (4.65m x 2.51m)

First Floor

Landing
6'2 x 2'11 (1.88m x 0.89m)

Bedroom One
15'3 x 12'1 (4.65m x 3.68m)

Bedroom Two
9'5 x 9 (2.87m x 2.74m)

Bathroom
6'4 x 5'10 (1.93m x 1.55m)

External

Front
On street parking.

Rear
Tiered garden.

