



Haslingden Old Road, Rossendale, BB4 8RR

Offers Over £400,000

A TRUE GEM OF A COTTAGE IN ROSSENDALE

Nestled on Haslingden Old Road in the picturesque area of Rossendale, this stunning cottage is a true gem. Meticulously well maintained, the property exudes charm and character, making it an ideal home for those seeking a tranquil retreat.

As you approach the cottage, you are greeted by breathtaking views that stretch across the surrounding countryside, providing a serene backdrop to everyday life. The interior of the home is equally impressive, with a warm and inviting atmosphere that welcomes you in.

One of the standout features of this property is its stunning garden, which offers a perfect space for relaxation and outdoor entertaining. Whether you wish to enjoy a quiet morning coffee or host a summer gathering, the garden is sure to impress.

Additionally, the cottage boasts a detached utility room, providing extra space for storage and laundry needs, enhancing the practicality of the home.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	67	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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- Enviaible Views
 - Four Piece Bathroom Suite
 - Large Detached Garage
 - EPC D
- Contemporary Fitted Kitchen
 - Ample Off Road Parking
 - Tenure Freehold
- Extensive Enclosed Tiered Garden
 - Close Proximity To Rawtenstall Town Centre amenities And Access Onto The M66
 - Council Tax Band C

Ground Floor

Entrance

Via a composite double glazed front door to hall.

Hall

6'2 x 5'6 (1.88m x 1.68m)

Central heating radiator, composite floor, with in-built period feature display unit, double doors to living room and stairs to first floor.

Living Room

16' x 15'1 (4.88m x 4.60m)

UPVC double glazed window, two central heating radiators, picture rail, television point, log burner with wooden mantle, exposed wood beams, door to under stairs storage and dining room.

Dining Room

9'8 x 9,3 (2.95m x 2.74m,0.91m)

UPVC double glazed window, central heating radiator, exposed wood beams, Amtico floor, door to kitchen and UPVC double glazed French door to rear garden.

Kitchen

9'9 x 8'5 (2.97m x 2.57m)

UPVC double glazed window, central heating radiator, extensive range of wall and base units, laminate work top, composite one and a half sink and drainer with mixer tap, Bosch double oven, four ring induction hob and extractor hood, dish washer, half fridge, microwave space, part tiled elevation, tiled floor, UPVC double glazed door to rear garden, integrated lighting and exposed wood beams.

First Floor

Landing

15'3 x 8'7 (4.65m x 2.62m)

Access to attic, doors to two bedrooms, bathroom, walk in wardrobe and boiler cupboard.

Bedroom One

11'7 x 11'6 (3.53m x 3.51m)

UPVC double glazed window, central heating radiator, exposed wood beams, extensive open views and fitted wardrobes

Bedroom Two

10'5 x 9'4 (3.18m x 2.84m)

UPVC double glazed window, central heating radiator, exposed wood beams, views to rear garden and fitted wardrobes

Nursery/Dressing Room

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

UPVC double glazed window, central heating radiator, exposed wood beams and fitted wardrobes.

Bathroom

10'7 x 8'1 (3.23m x 2.46m)

UPVC double glazed mullion window, central heating radiator, four piece suite, dual flush WC, wall mounted wash basin with mixer tap, double walk in main feed rain fall head shower and rinse head, V&B bath with tiled panel and feature recess display and lighting unit, composite floor and sensor lighting, spotlights and exposed beams.

External

Rear

Enclosed tiered garden, lawn area, bedding area, paved patio, garage, off road parking, double gated, mature shrubs and outside tap.

Garage

29'8 x 15'1 (9.04m x 4.60m)

Electric garage door, door to rear garden and lighting.

Office/Annex

10' x 8'1 (3.05m x 2.46m)

Two UPVC double glazed windows, electric heated radiator, wood effect floor, doors to WC, UPVC double glazed door to rear garden, plumbed for washing machine and dryer.

WC

5'7 x 3'3 (1.70m x 0.99m)

Wood single glazed window, low bowl WC and pedestal wash basin with mixer tap.

Front

Stone steps leading to the front door and a garden forecourt with stone trough, flowerbed and wisteria tree. There is a private lane to the side of the property, leading to the rear of the premises and garage facility.

