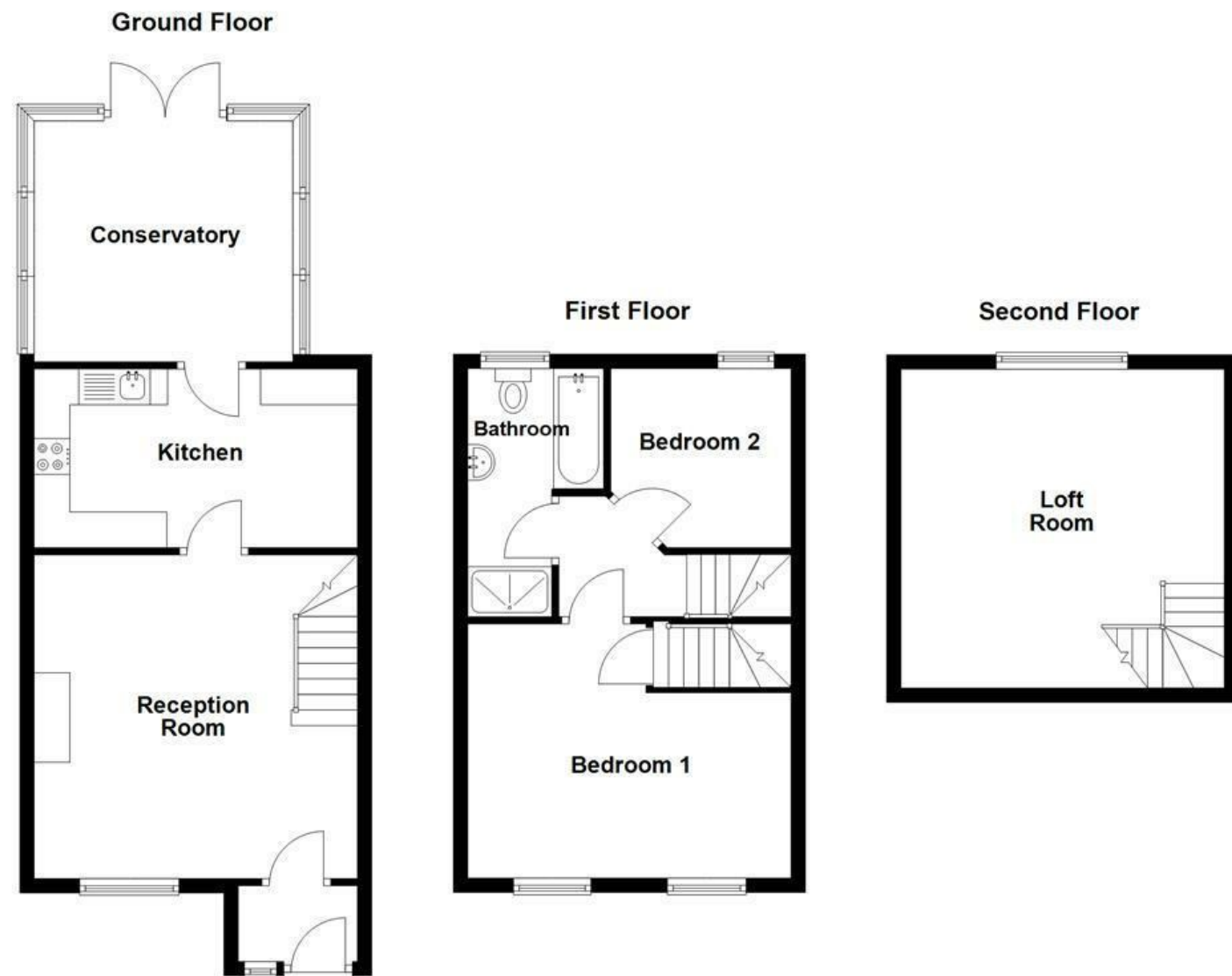




Dean Lane, Rossendale, BB4 9RB

Offers Over £260,000

A CHARMING COTTAGE WITH A ONE ACRE Paddock

Nestled in the serene surroundings of Dean Lane, Rossendale, this charming house presents a unique opportunity for those seeking a tranquil lifestyle. Set on a generous one-acre paddock, the property exudes a delightful country cottage charm that is sure to captivate.

Inside, the home features two well-proportioned bedrooms, complemented by a cleverly designed dormer attic conversion that provides an additional space currently utilised as an additional bedroom, but could also be used for guests or as a private study. The inviting reception room is enhanced by a log burning stove, creating a warm and cosy atmosphere, ideal for relaxing evenings.

The property boasts a beautifully appointed four-piece bathroom suite, ensuring comfort and convenience for all residents. A lovely conservatory extends from the kitchen, offering a seamless transition to the rear patio, where one can enjoy the picturesque views of the paddock and the surrounding countryside.

This property is not just a home; it is a lifestyle choice, providing ample outdoor space for gardening, recreation, or simply enjoying the peace and quiet of rural living. With its idyllic setting and charming features, this house on Dean Lane is a rare find that promises to be a delightful retreat for its new owners.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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.

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 **2**  **1**  **1**  **D**

- Charming Terraced Cottage
 - Immaculate Presentation Throughout
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Situated on One-Acre Paddock
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Enviaable Countryside Views
 - Council Tax Band B

Ground Floor

Entrance Porch
5'6 x 3'6 (1.68m x 1.07m)
UPVC double glazed front door and windows, tiled flooring and door to reception room.

Rear
One acre of land and paved patio.

Front
Laid to lawn garden.

Reception Room
14'10 x 14'10 (4.52m x 4.52m)
UPVC double glazed window, central heating radiator, cast iron log burner with stone fireplace surround, television point, part wood effect flooring, door to kitchen and stairs to first floor.

Kitchen
14'7 x 8'2 (4.45m x 2.49m)
Central heating radiator, range of panelled wall and base units with laminate work surfaces and upstands, freestanding oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, space for fridge, plumbing for washing machine, wall mounted boiler, spotlights, wood effect flooring and door to conservatory.

Conservatory
11'11 x 11'1 (3.63m x 3.38m)
UPVC double glazed windows, pitched double glazed roof, central heating radiator, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing
Central heating radiator, spotlights, doors leading to two bedrooms and bathroom.

Bedroom One
14'9 x 11'4 (4.50m x 3.45m)
Two UPVC double glazed windows, central heating radiator, under stairs storage and door to stairs to second floor.

Bedroom Two
8'4 x 8'3 (2.54m x 2.51m)
UPVC double glazed window and central heating radiator.

Bathroom
12'0 x 6'2 (3.66m x 1.88m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed rainfall shower with rinse head, partially tiled elevations, extractor fan, spotlights and tiled effect flooring.

Second Floor

Attic Room
14'3 x 13'0 (4.34m x 3.96m)
UPVC double glazed dormer window and central heating radiator.

External



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