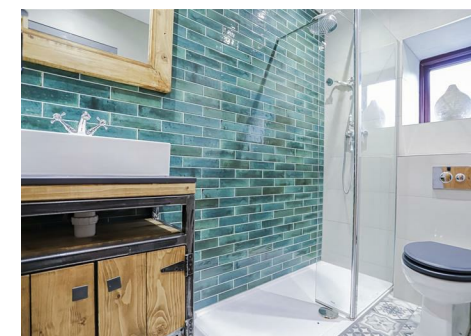




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



## Dean Lane, Rossendale, BB4 9RB

### £190,000

#### AN OUTSTANDING COTTAGE PROPERTY

Having been presented and maintained beautifully throughout with no chain delay, modern fixtures and fittings and stunning original features, this enviable two bedroom mid cottage property is being proudly welcomed to the market in the highly regarded location of Water in a picturesque location. Not being overlooked from the front or the rear, this property is the perfect home for any small family or couple looking for a quiet and private lifestyle. With added loft conversion, stunning coal burner to the living room and a complete blank canvas, this property is the perfect home not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads on to a kitchen which houses staircases to the first floor and cellar. The first floor comprises of doors on to two bedrooms, contemporary fitted shower room and staircase to the attic conversion. Externally there is an enclosed tiered garden to the rear with patio and stone chip areas. To the front there is a garden.

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



Dean Lane, Rossendale, BB4 9RB

£190,000

 2  1  1  D

- Freehold Property
- Off Road Parking
- Stunning Modern Bathroom
- Council Tax Band B
- No Chain Delay
- Attic Room
- EPC Rated D
- Quiet Location
- Fitted Kitchen

Ground Floor

Porch

5'8 x 3'0 (1.73m x 0.91m )  
UPVC double glazed window, feature wall light, tiled floor, coal store, hardwood single glazed frosted door to reception room.

Reception Room

15'3 x 15'0 (4.65m x 4.57m )  
UPVC double glazed window, central heating radiator, exposed beams, cast iron multi fuel burner with exposed stone hearth and surround, integrated sound system, television point, wood effect floor, hardwood door to kitchen/dining room.

Kitchen / Dining Room

15'3 x 8'2 (4.65m x 2.49m )  
UPVC double glazed window, upright central heating radiator, range of wood effect wall and base units, granite effect surfaces, granite effect splash backs, composite granite coated sink with drainer and mixer tap, integrated electric double combi oven with five ring gas hob, extractor hood, integrated fridge/freezer, dishwasher, plumbing for washing machine, wood effect floor, hardwood door to first floor, door to cellar, composite double glazed door to rear.

First Floor

Landing

11'5 x 10'2 (3.48m x 3.10m )  
UPVC double glazed window, central heating radiator, doors to two bedrooms, shower room, stairs to the attic.

Bedroom One

14'11 x 9'0 (4.55m x 2.74m )  
UPVC double glazed window, central heating radiator, fitted wardrobes, wood panel ceiling.

Bedroom Two

15'0 x 5'9 (4.57m x 1.75m )  
UPVC double glazed window, central heating radiator, coving.

Shower Room

7'10 x 4'5 (2.39m x 1.35m )  
UPVC double glazed window, central heating towel rail, dual flush WC, direct feed rainfall shower, vanity top wash basin with mixer tap, tiled elevations, spotlights, tiled floor.

Second Floor

Attic

15'3 x 9'7 (4.65m x 2.92m )  
Velux window, storage.

Externally

Tired garden with stone chip bedding, field views.



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