


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Baron Fold, Rossendale, BB4 7HA

£475,000

AN EXCEPTIONAL COTTAGE IN ROSSENDALE

Nestled in the charming area of Baron Fold, Rossendale, this stunning detached cottage presents an exceptional opportunity for those seeking a perfect family forever home. The property stands as an imposing presence on the street, exuding character and charm that is sure to captivate any visitor.

As you step inside, you will be greeted by a wealth of stunning original features that have been lovingly preserved, adding to the unique appeal of this delightful residence. The spacious layout offers ample room for family living, ensuring that every member of the household can enjoy their own space while still coming together in the heart of the home.

Situated in a sought-after area, this cottage not only provides a tranquil setting but also benefits from convenient access to local amenities, schools, and transport links. The surrounding landscape offers picturesque views, making it an ideal location for those who appreciate the beauty of nature.

This property is more than just a house; it is a place where memories can be made and cherished for years to come. With its blend of traditional charm and modern family living, this stunning detached cottage is a rare find in today's market. Do not miss the chance to make this enchanting home your own.

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3 2 2 E

- Tenure
- Gated Off Road Parking
- Property Is Set Back And Private With Countryside Views
- Close Proximity To Local Amenities And Easy Access To Major Commuter Routes

- Council Tax Band F
- Three Well Proportioned Bedrooms
- Ideal family Home With Viewing Essential

- EPC Rating E
- Two Bathrooms And Two Dressing Rooms
- Envious Gardens To Front And Rear Of Property

Ground Floor

Vestibule

Doors leading to a downstairs WC, living room, and kitchen.

Living Room

31'10" x 13'9" (9.70m x 4.19m)

UPVC double glazed box bay window, central heating, radiators, parquet style wooden effect flooring, through fire with stone surround, exposed stone elevations, stairs leading to the first floor, doors to the garden, dining room, and office.

Kitchen

20'1" x 7'6" (6.12m x 2.29m)

Two UPVC double glazed windows, central heating radiator, panelled wall and base units with laminate work surfaces, freestanding oven with an electric hob, extractor hood and tiled splashbacks, composite sink with draining board and mixer taps, space for a fridge and under counter freezer, plumbing for a washing machine, spotlights, tiled flooring, door to the exterior, door to dining room.

WC

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, partially tiled elevations, tiled flooring.

Dining Room

13'1" x 13'9" (3.99m x 4.19m)

Two UPVC double glazed windows, central heating radiator, picture rail shelf, feature stone fireplace with cast iron stove.

Office

14'1" x 7'6" (4.29m x 2.29m)

First Floor

UPVC double glazed window, doors to three bedrooms and a family bathroom.

Bedroom One

13'9" x 13'5" (4.2 x 4.09)

Two UPVC double glazed windows, central heating radiator, coving to the ceiling, doors leading to two dressing rooms.

Dressing Room One

Access to ensuite.

Ensuite

Dual flush WC, vanity top wash basin with mixer taps, electric feed shower enclosure, fully tiled elevations, tiled flooring.

Dressing Room Two

Bedroom Two

14'9" x 13'1" (4.5 x 4.0)

UPVC double glazed window, central heating radiator, coving to the ceiling,

Bedroom Three

14'9" x 7'2" (4.5 x 2.2)

UPVC double glazed window, central heating radiator, coving to the ceiling.

Bathroom

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer taps, direct feed shower enclosure, double wood panel bath with mixer taps, partial wood panelled elevations, tiled flooring.

Landing

External

Gated off-road parking for numerous vehicles, wrap around laid to lawn gardens with a range of bedding areas, steps and paths through mature trees and shrubbery.



Tel: 01706215618

www.keenans-estateagents.co.uk