



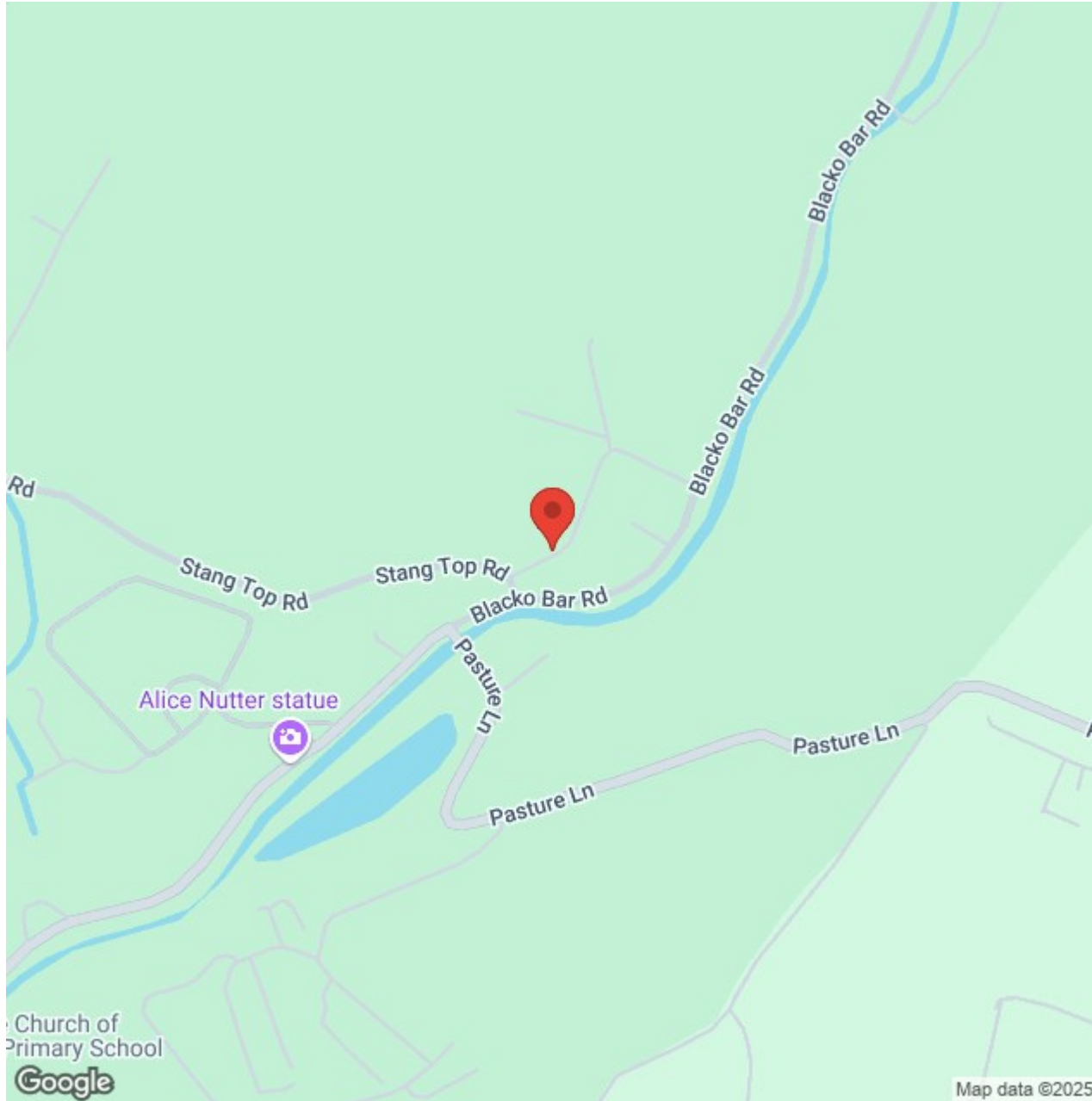
Hilton &
Horsfall

BB9 6NW

Straitgate Cottages, Roughlee Offers In The Region Of £314,950

Welcome to the charming Straitgate Cottages in the picturesque village of Roughlee! This delightful house boasts a cosy reception room, perfect for relaxing after a long day. With two lovely bedrooms, this property offers ample space for a small family or those looking for a guest room or home office. The three-piece bathroom suite ensures convenience and comfort, while the idyllic location provides a peaceful and serene environment to call home. Parking is a breeze with space for two vehicles, and the added bonus of a garage offers extra storage or parking options. Situated in an end terrace position, this property offers both privacy and a sense of community. Don't miss out on the opportunity to make this charming property your own!







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with a staircase leading to the first floor / landing, 1x wall light, storage cupboard, 1x central heating radiator and uPVC door to the front elevation.

LIVING ROOM 16'6" x 12'2" (5.048m x 3.712m)

A family sized living room having space for settees, television point, 4x wall lights, 2x central heating radiators, wall feature fireplace, exposed ceiling beams and uPVC double glazed panelled windows to the front and rear elevation.

KITCHEN 8'11" x 18'6" (2.721m x 5.640m)

Offering a range of fitted base units with contrasting worktops, wood effect flooring, inset sink with lack tap, Lamona oven / grill, Lamona 4 ring induction hob with chrome extractor hood aov, space for a dining table and chairs, space for a freestanding fridge / freezer, 2x central heating radiators and uPVC double glazed panelled window to the front and side elevation.

UTILTY ROOM 4'1" x 6'7" (1.262m x 2.012m)

A useful utility room having fitted wall units, integrated

Lamona microwave, plumbing for a washing machine, wood effect flooring, uPVC double glazed window and door to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 13'3" x 10'0" (4.064m x 3.060m)

A bedroom of double proportions with integrated wardrobes, space for drawers, 1x central heating radiator and uPVC double glazed panelled windows to the front elevation.

BEDROOM TWO 12'3" x 9'0" (3.746m x 2.759m)

Another bedroom of double proportions with space for wardrobes and drawers, exposed wood ceiling beams, 1x central heating radiator and uPVC double glazed window to the side elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: corner shower cubicle, pedestal sink with chrome mixer tap, tiled splash back, push button w.c, 1x central heating radiator, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation you will find an enclosed forecourt. To the rear and side elevation there is a laid lawn with mature shrubs and flowerbeds, flagged patio area with space for garden furniture, storage shed, tarmac driveway leading up to the detached single garage which offers ample space for off road parking, outside lighting and outside water tap. Situated in an idyllic location this gardens offers stunning countryside views.

GARAGE 16'9" x 8'7" (5.120m x 2.635m)

Ideal for storage and off road parking purposes.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to

confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

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