



## Dobbin Lane, Rossendale, BB4 7TE

### £335,000

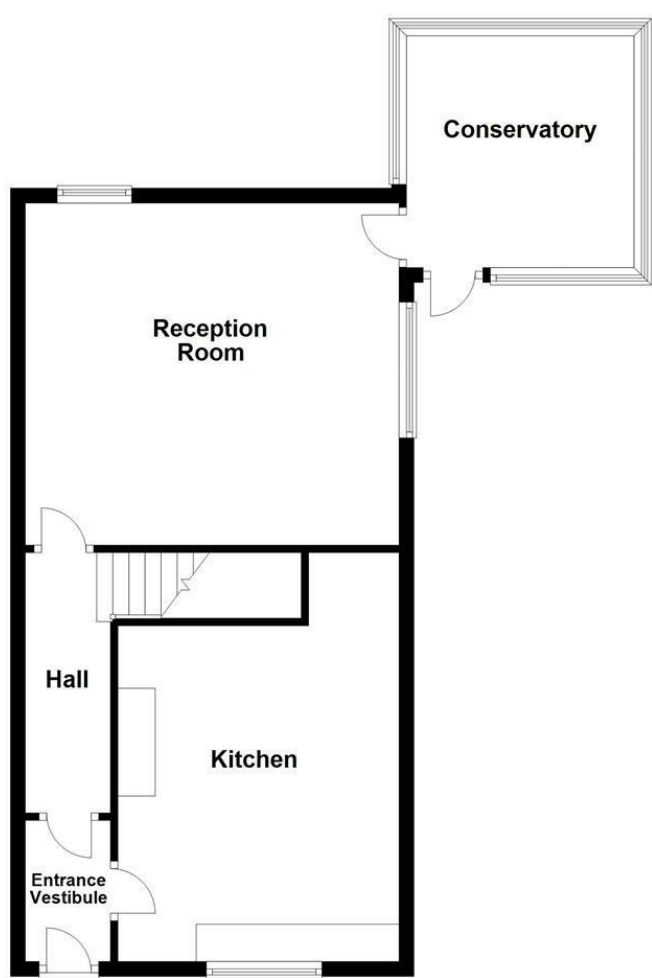
A BEAUTIFUL TWO BEDROOM CHARACTER PROPERTY IN A SOUGHT AFTER AREA

Welcome to Dobbin Lane, Rossendale. This charming mid-terrace cottage is a true gem waiting to be discovered. Benefiting from two generously sized bedrooms, offering ample space for a growing family or visiting guests. A stunning four piece bathroom and an added conservatory. One of the highlights of this property is the garden to the rear, providing a tranquil outdoor space for enjoying a morning coffee or hosting summer barbecues. Additionally, the property offers off road parking. Perfectly suited to a couple or small family looking for a beautiful home ready to move straight into! Don't miss out on the chance to make this house your home in the heart of Rossendale.

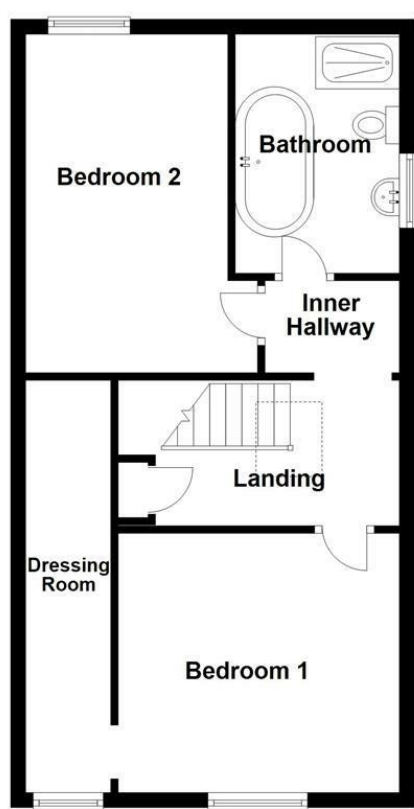
The property comprises briefly; entrance into a welcoming hallway that has doors to the kitchen, reception room and staircase to the first floor. The reception room leads through to the conservatory that has access to the rear garden. The first floor landing has a door to the main bedroom and open access to the inner hall. The inner hall had doors to the four piece bathroom and second bedroom. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio, bedding areas and timber shed. The front of the property has a stone path to the front door, stone chippings and off road parking.

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**Ground Floor**  
Approx. 652.0 sq. feet



**First Floor**  
Approx. 548.9 sq. feet



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)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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- Mid Terrace Property
- Main Bedroom With Dressing Room
- Shared Off Street Parking
- EPC Rating: D
- Two Bedrooms
- Kitchen With Aga
- Freehold
- Four Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band: C

## Ground Floor

### Vestibule

6'2 x 3'9 (1.88m x 1.14m)

Hardwood entrance door, exposed beams, stone floor, doors to hallway and kitchen.

### Kitchen

18' x 12'4 (5.49m x 3.76m)

UPVC double glazed window, exposed beams, range of wall and base units with granite worktops, gas fired Aga oven ( which also heats water ), insert ceramic sink with mixer tap, plumbed for washing machine and dishwasher, space for fridge freezer, boiler and tiled floors.

### Hallway

12' x 3'9 (3.66m x 1.14m)

Central heating radiator, exposed beams, stone floor, stairs to first floor and door to reception room.

### Reception Room

16'3 x 15'1 (4.95m x 4.60m)

Two UPVC double glazed windows, central heating radiator, exposed beams, dual aspect multi fuel burner, tiled hearth, wooden mantle, two wall lights, TV point, dado rail, wood effect flooring and door to conservatory.

### Conservatory

10'2 x 10 (3.10m x 3.05m)

UPVC double glazed windows and roof, tiled flooring and UPVC door to rear.

## First Floor

### Landing

Stained glass velux window, doors to storage and bedroom one and open access to inner hall.

### Bedroom One

12'2 x 11'5 (3.71m x 3.48m)

UPVC double glazed window fitted with plantation shutters, loft access and open access to dressing room.

### Dressing Room

18'2 x 3'9 (5.54m x 1.14m)

UPVC double glazed window fitted with plantation shutters, central heating radiator and exposed beams.

### Inner Hall

Exposed stone wall, spotlights and doors to bedroom two and bathroom.

### Bedroom Two

14'11 x 10'9 (4.55m x 3.28m)

UPVC double glazed window fitted with plantation shutters, central heating radiator and under floor electric heating.

## Bathroom

10'6 x 7'1 (3.20m x 2.16m)

UPVC double glazed window fitted with plantation shutters, dual flush WC, pedestal sink, shaver point, free standing double bath with rinse head, walk in direct feed shower, spotlights, part tiled elevation and tiled flooring with under floor electric heating.

## External

### Front

Large shared parking area, stone chipped. With flower bed. Low maintenance front garden leads to front entrance of property.

### Rear

Enclosed laid to lawn, south westerly facing, bedding areas, timber shed and flagged patio.

