

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

Church Lane, Newchurch, BB4 9EW

£179,950

UNIQUE BLEND OF OLD AND NEW

Nestled on Church Lane, this charming end-terrace home is a true gem waiting to be discovered. Boasting a delightful blend of modern upgrades and original features, this property has undergone a complete refurbishment, ensuring a comfortable and stylish living space for its future owners.

With one reception room, two cosy bedrooms, and a newly fitted three-piece bathroom suite, this home offers a perfect balance of comfort and functionality. The recent upgrades, including a full re-wire, new boiler, carpets and recently fitted windows, provide a fresh and inviting atmosphere throughout. Also benefiting from a large attic space with potential to convert under permitted development rights.

This characterful home exudes charm and cosiness with its thick stone walls that stand as a testament to its history. Adding to the allure of the space is the new 16kW multi-fuel stove, a modern touch that harmoniously blends with the traditional ambience.

One of the standout features of this property is the breath-taking countryside views that surround it, offering a tranquil and picturesque setting. Additionally, residents will have access to a communal, private garden just a stone's throw away, perfect for relaxing or entertaining guests. Situated in a quaint location, this home offers a peaceful retreat from the hustle and bustle of city life. However, convenience is not compromised, with a bus stop right on the doorstep providing easy access to Todmorden, Rawtenstall, and even Manchester City Centre.

Don't miss the opportunity to make this lovely property your own and enjoy the best of both worlds - a peaceful countryside setting with excellent transport links.

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- Circa 1750s End Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Bathroom
- Communal Garden Close By
- Council Tax Band A

Ground Floor

Entrance Vestibule

9' x 4'1 (2.74m x 1.24m)

Hardwood entrance door, central heating radiator, plumbing for washing machine, boiler, tiled flooring and steps to door to kitchen.

Kitchen

16'11 x 7'8 (5.16m x 2.34m)

UPVC double glazed window, range of wooden wall and base units with wood effect worktops, integrated oven with four burner gas hob and extractor fan, tiled splashback, ceramic sink and drainer with high spout mixer tap, integrated fridge freezer, integrated microwave, integrated dishwasher, integrated wine cooler, tiled flooring and door to reception room.

Reception Room

15'9 x 15'7 (4.80m x 4.75m)

Two UPVC double glazed windows, two central heating radiators, cast iron feature fireplace, 16kW multi fuel log burner, stone feature wall, wood effect herringbone flooring, stairs to first floor and door to understairs storage.

First Floor

8'10 x 5' (2.69m x 1.52m)

UPVC double glazed window and doors to two bedrooms.

Bedroom One

17'9 x 8'11 (5.41m x 2.72m)

UPVC double glazed window, central heating radiator and hardwood flooring.

Bedroom Two

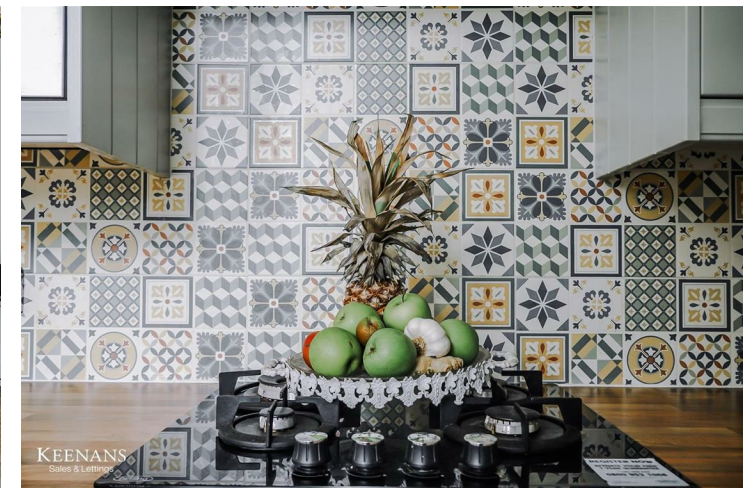
13'8 x 10' (4.17m x 3.05m)

UPVC double glazed window, central heating radiator and door to bathroom.

Bathroom

11'7 x 6'1 (3.53m x 1.85m)

UPVC double glazed window, dual flush WC, vanity top wash basin, direct feed walk in rainfall shower, part tiled elevation and vinyl flooring.



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