



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		15	
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			74
England & Wales			

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.

Unsworth Street, Stacksteads, OL13 0JH

Offers Over £120,000

AN EXCITING OPPORTUNITY TO PURCHASE AN 1850's, TWO BEDROOM + CONVERTED LOFT BEDROOM, PERIOD COTTAGE WITH MANY ORIGINAL FEATURES AND STUNNING VIEWS.

This truly unique, stone built 1850's period cottage is proudly welcomed to the market in a highly desired area of Stacksteads. This outstanding property has been professionally restored to the highest standard by the current owners; fully rewired throughout with ample sockets in all rooms, a newly refurbished roof and the original 1850's internal wooden doors with original iron clasps. The property enjoys a fully stone-flagged ground floor, cellar space for storage and a 10 KW cast iron burning fire, set in a limestone surround on the chimney breast, this property is complete with a tiered garden and stunning panoramic views. Comprising briefly; entrance into a generously sized reception room, with feature fireplace and open archway to the kitchen. The kitchen has a range of wall and base units housing a restored stone staircase to the first floor and allows access to the stone flagged cellar which provides usable space for storage and/or utilities. To the first floor landing there are doors leading to two bedrooms a family bathroom and stairs to the second floor and. To the second floor, you will find a further bedroom into the loft space with VELUX windows. Externally, the property has a tiered garden with planted beds, patio areas, parking for three cars and a natural flowing stream at the foot of the garden. For further information or to arrange a viewing please call our Rawtenstall team at your convenience.

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- Two +Attic Bedroom 1850's Period Cottage
- Full Rewire/Refurbished Roof
- Original 1850's Features Flooring/Doors
- Tiered garden, private parking for 2 cars, stone steps leading down to stream

- Sizable Reception Room
- Three Double Bedrooms
- Cellar/Power and Lighting

- Compact Galley-Style Kitchen
- Traditional Bathroom
- Stunning Loft/Space Bedroom

Ground Floor

Entrance

UPVC double glazed door to reception room one.

Reception Room One

16'6 x 15'8 (5.03m x 4.78m)

UPVC double glazed window, central heating radiator, restored stone flooring, cast-iron multi-fuel 10 W fire to the chimney breast with reclaimed Indian-stone surround, exposed stone alcoves and arch to the kitchen.

Kitchen

16'5 x 7'2 (5.00m x 2.18m)

UPVC double glazed window, restored stone flooring, range of wall and base units with granite effect worktops, mosaic tiles and upstands, ceramic sink with drainer and chrome taps, electric oven with four-ring gas hob and extractor hood, integrated washing machine, combi boiler, restored stone staircase to the first floor, storage cupboard and stone steps down to the cellar.

First Floor

Landing

11'7 x 6'5 (3.53m x 1.96m)

Stairs to the second floor, exposed wood floorboards, smoke alarm and doors to bedrooms one, two and the bathroom.

Bedroom One

15'6 x 11'1 (4.72m x 3.38m)

UPVC double glazed window, central heating radiator, exposed wood floorboards, original (great condition), cast iron fireplace and panoramic views across stunning countryside.

Bedroom Two

10' x 8'10 (3.05m x 2.69m)

UPVC double glazed window, central heating radiator, exposed wood floorboards and further views across the countryside and the garden.

Bathroom

10'8 x 5'4 (3.25m x 1.63m)

UPVC double glazed frosted window, panelled bath with overhead Triton electric shower and chrome telephone tap, pedestal washbasin, twin-flush WC, partially tiled elevations, chrome heated towel rail and tiled effect lino flooring.

Second Floor

Attic Room

22' x 8'5 (6.71m x 2.57m)

Can be classed as a bedroom, two Velux windows, three feature wall-lights and wood effect flooring.

Cellar

14'11 x 7' (4.55m x 2.13m)

Fairly narrow, dry with light and power socket, suitable for use as a utility room.

External

External

Large private plot to front comprising:

Private parking for three vehicles.

Beautiful stepped garden leading down to lawned area and further stone steps leading down to private access to a stream.

Range of planted trees and fonia.

Seating area for relaxing in a peaceful and tranquil garden.

The garden is very rural and has seen regular visitors including Roe Deer, Fox and Woodpeckers !

Front (Back-to-back)

There is a tired garden with dry-stone wall features, bedding and patio areas and a flowing stream to the foot of the garden. There is also parking for three cars and stunning panoramic views.

Agent's Notes

Council Tax Band A



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