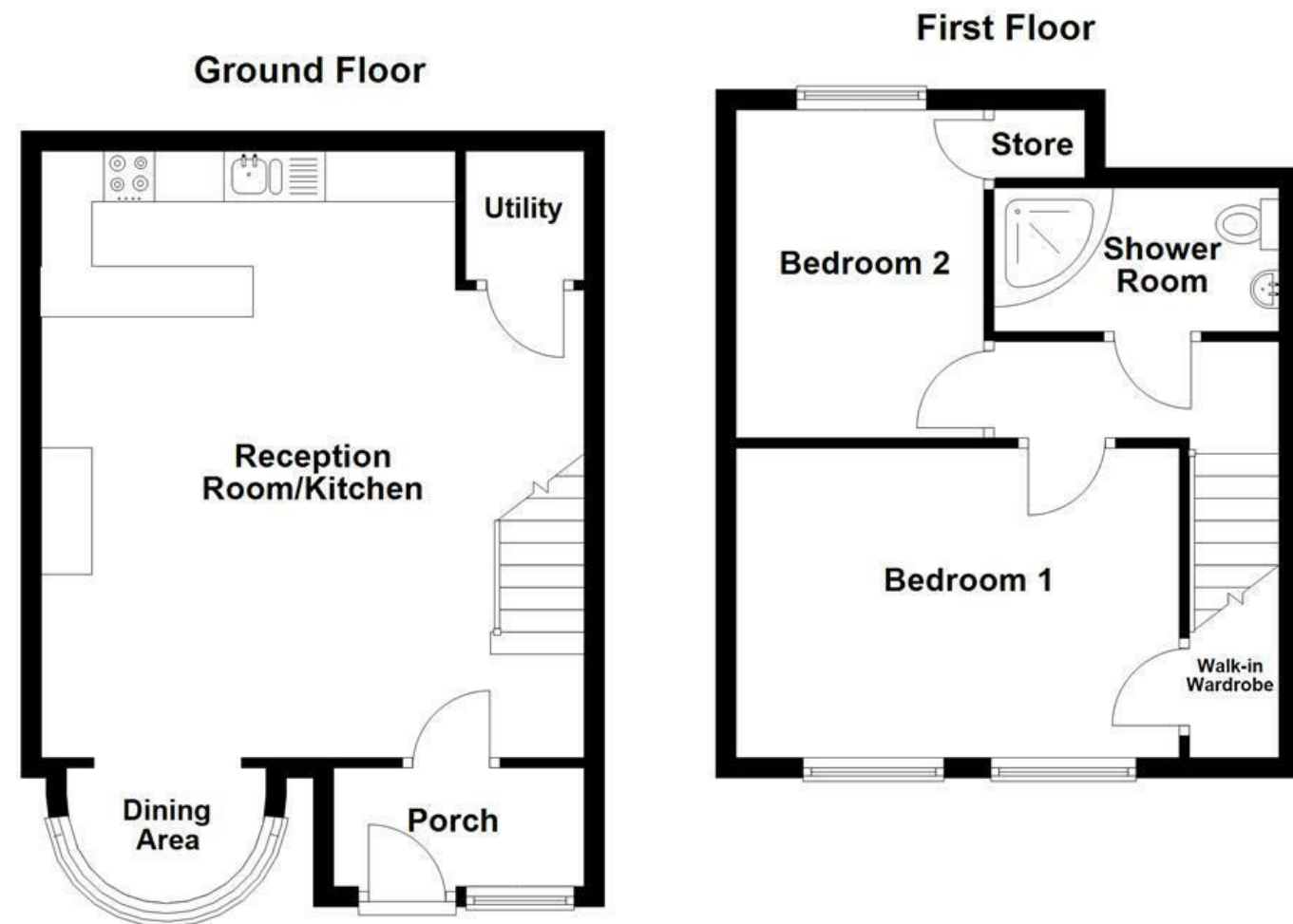




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Oakenhead Wood Old Road, Rossendale, BB4 8TU

£175,000

AN IMPRESSIVE COTTAGE PROPERTY WITH BREATH-TAKING VIEWS

Flowing internally with character and charm, stunning original features and outstanding panoramic views, this enviable two bedroom cottage property is being proudly welcomed to the market in the private and picturesque location of Haslingden. Situated on a quiet road, this property is in the most desirable location and offers spacious rooms, open plan living and kitchen space and neutral decoration and is the perfect home for any small family or couple looking for a private and comfortable home in a semi rural location. With off road parking to the rear, garden to the front and two generously sized bedrooms, this property is the perfect home truly not to be missed! Situated conveniently close to local schools and amenities, as well as network links to Rawtenstall, Accrington, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance porch leads through to a spacious open plan reception room/kitchen. The reception room/kitchen boasts stunning exposed beams and stone walls, cast iron multi fuel burner and leads openly on to a dining area, door to a utility space and open staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms, both with fitted wardrobes, and a shower room. Externally there is an enclosed garden to the front with paving, bedding areas, as well as panoramic views over Rossendale. To the rear there is a parking space.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Oakenhead Wood Old Road, Rossendale, BB4 8TU

£175,000

 2  1  1  F

- Charming Mid Terrace Cottage
- Fitted Kitchen
- Parking Space to Rear
- EPC Rating F
- Two Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Shower Room
- Garden to Front
- Council Tax Band B

Ground Floor

Entrance Porch

8'1 x 3'10 (2.46m x 1.17m)
UPVC double glazed frosted front door, UPVC double glazed frosted window, wood cladding, tiled flooring and hardwood single glazed frosted door to reception room/kitchen.

Reception Room/Kitchen

19'8 x 17'7 (5.99m x 5.36m)
Electric heater, exposed beam, cast iron multifuel burner with stone hearth and surround, dado rail, television point, range of panelled wall and base units with laminate worktops, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, part wood cladding to ceiling, open to dining area, hardwood door to utility and stairs to first floor.

Dining Area

6'6 x 4'8 (1.98m x 1.42m)
UPVC double glazed window.

Utility

4'2 x 3'10 (1.27m x 1.17m)
Plumbing for washing machine.

First Floor

Landing

8'9 x 3'8 (2.67m x 1.12m)
Exposed beams, wood cladding to ceiling, hardwood doors to two bedrooms and shower room.

Bedroom One

14'2 x 10'0 (4.32m x 3.05m)
Two UPVC double glazed windows, electric heater, original fireplace and hardwood door to walk-in wardrobe.

Bedroom Two

10'7 x 8'1 (3.23m x 2.46m)
UPVC double glazed window, electric heater, exposed beams and storage cupboard.

Shower Room

8'9 x 5'6 (2.67m x 1.68m)
UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, corner electric feed shower enclosed, tiled elevations, dado rail, wood cladding to ceiling, exposed beam and tiled flooring.

External

Rear

Parking space.

Front

Enclosed garden with paving and bedding areas.



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