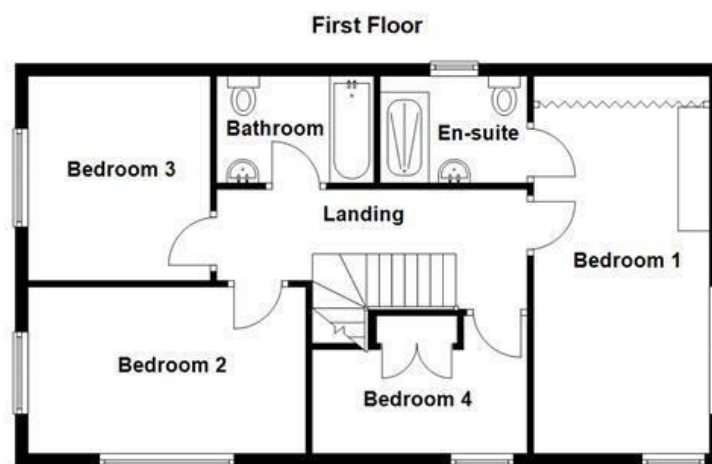




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Collinge Fold Lane, Rossendale, BB4 8JQ

£450,000

A MUST HAVE FOUR BEDROOM FAMILY HOME

Nestled in the charming area of Rawtenstall, this impressive four-bedroom detached family home is a true gem. With its spacious layout, the property boasts three inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the stunning country-style kitchen, which offers a warm and welcoming atmosphere, ideal for family gatherings and culinary adventures.

The four well-proportioned bedrooms provide ample space for family members or guests, ensuring comfort and privacy. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Step outside to discover the impressive rear garden, a tranquil oasis that invites outdoor enjoyment. Whether you envision summer barbecues, children's playtime, or simply a peaceful retreat, this garden offers endless possibilities. Additionally, the property features ample off-road parking, providing convenience for residents and visitors alike.

This home is not just a place to live; it is a sanctuary that combines modern living with the charm of its surroundings. With its desirable location and thoughtful design, this property is a must-see for families seeking a perfect blend of comfort and style. Don't miss the opportunity to make this lovely house your new home.

Collinge Fold Lane, Rossendale, BB4 8JQ
£450,000

**4****2****3****C**

- Exquisite Detached Property
 - Country Style Kitchen
 - Gated Off road Parking
 - EPC Rating C
- Four Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Two bathrooms
 - Impressive Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Porch

6'1 x 3'6 (1.85m x 1.07m)
Composite double glazed frosted front door, UPVC double glazed window, tiled flooring and open to hall.

Hall

10'5 x 5'11 (3.18m x 1.80m)
Spotlights, tiled flooring, open to dining room, oak single glazed doors to kitchen and reception room and stairs to first floor.

Dining Room

11'1 x 8'7 (3.38m x 2.62m)
UPVC double glazed window, central heating radiator, spotlights, tiled flooring and UPVC double glazed French doors to conservatory.

Conservatory

19'6 x 10'6 (5.94m x 3.20m)
UPVC double glazed windows, spotlights, cast iron multifuel burner with stone hearth, tiled flooring and UPVC double glazed French doors to rear.

Reception Room

17'5 x 10'10 (5.31m x 3.30m)
Central heating radiator, spotlights, television point, tiled flooring and UPVC double glazed sliding door to conservatory.

Kitchen

17'2 x 10'5 (5.23m x 3.18m)
Three UPVC double glazed windows, upright central heating radiator, range of panel wall and base units with granite work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, Stoves range cooker with seven ring gas hob and integrated extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated wine cooler, spotlights, smoke detector, storage cupboard, tiled flooring and oak door to utility.

Utility

17'1 x 8'10 (5.21m x 2.69m)
UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces, plumbing for washing machine, space for dryer, stainless steel sink and drainer with mixer tap, tiled flooring, oak door to WC and composite double glazed frosted door to rear.

WC

4'5 x 3'6 (1.35m x 1.07m)
Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, spotlights, extractor fan and tiled flooring.

First Floor

Landing

16'3 x 6'6 (4.95m x 1.98m)
Central heating radiator, loft access, spotlights, smoke detector, oak doors to four bedrooms and family bathroom.

Bedroom One

19'10 x 9'3 (6.05m x 2.82m)
Two UPVC double glazed windows, central heating radiator, coving, spotlights, fitted wardrobes and oak door to en suite.

En Suite

7'9 x 5'6 (2.36m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in double direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

14'3 x 8'11 (4.34m x 2.72m)
Two UPVC double glazed windows, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three

10'7 x 8'11 (3.23m x 2.72m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

10'10 x 7'1 (3.30m x 2.16m)
UPVC double glazed window, central heating radiator and fitted storage.

Bathroom

8'2 x 5'6 (2.49m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, tiled panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden with paving, mature shrubbery, bedding areas and timber storage shed.

Front

Paved forecourt with access to gated off road parking.

