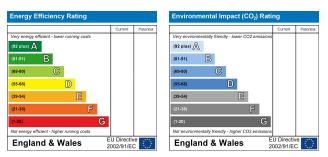




Snig Hole Park Map data @2024

Directions

From our central Ramsbottom office Head west on Carr St towards Market PI, Carr St turns left and becomes Tanners St. Continue straight onto Rawsons Rake and then continue onto Chapel Ln. Take a sharp right onto Helmshore Rd/B6214 and continue to follow B6214, continue onto Holcombe Rd/B6235.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Charles Louis Homes Ltd Bury BL0 9HX

E propertyenquiries@charleslouis.co.uk T 0161 959 0166 www.charleslouishomes.co.uk

HOMES LIMITED



507 Holcombe Road

Helmshore, Rossendale, BB4 4LX

Offers in the region of £625,000











- Immaculate & spacious four bedroom detached
- Open plan living area, dining room & summer room with views over woodlands
- Stunning valley and woodland views to front & rear
- Well maintained decked area, set within woodlands & gardens to front & side
- · Finished to a high standard throughout with three double en-suite bedrooms
- Modern country shaker style fitted kitchen
- Two double garages & additional driveway parking
- A Must See!!! Viewing recommended to appreciate finish, size & location

507 Holcombe Road Helmshore, Rossendale, BB4 4LX

** IMMACULATELY PRESENTED FOUR BEDROOM DETACHED PROPERTY ** TWO DOUBLE GARAGES & AMPLE DRIVEWAY PARKING ** STUNNING LOCATION & VIEWS ** LARGE WOODLAND CORNER PLOT**

Charles Louis Homes are privileged to bring to the market this immaculate, stunning four bedroom detached house. The property is set in the ever popular historic location of Helmshore, with ample parks and countryside on the doorstep complimenting the bustling village atmosphere, we expect high demand for this fantastic property.

The property in brief comprises entrance hall, open plan living/dining room, kitchen and conservatory designed to a high specification, downstairs third bedroom with dressing room/fourth bedroom and

From the entrance hallway, the staircase leads up to first floor where you will find the Master Bedroom

The large decked area is accessed through French doors, providing stunning views of the woodland

The property benefits from gas central heating and double glazing throughout. The property also offers private secure driveway parking for up to five vehicles and two double garages. The gardens are well maintained and surround the property with spectacular views to rear and side. Viewing is a must and is essential to appreciate the charm, character and the size of this property.

8'4 x 5'1 (2.54m x 1.55m)

Front wooden entrance door opening into the hallway with wood effect laminate flooring, radiator and stairs ascending to the third bedroom, dressing room and bathroom, and living room area.

Living Room 26'6 x 11'11 (8.08m x 3.63m)

With a front and side facing hardwood window, wood effect laminate flooring, fire place with marble surround, tv port, power points, radiators and ceiling spotlights.







14 x 11'8 (4.27m x 3.56m)

With rear facing arched hardwood window with stunning woodland views. wood effect laminate flooring, power points and central ceiling light. Open plan to the living room, access to the conservatory and







16'3 x 11'8 (4.95m x 3.56m)

Light and airy with three sides of hardwood windows with views into the woodland. Access to the rear patio area via double patio doors.





11'10 x 12'4 (3.61m x 3.76m)

With a rear facing hardwood double glazed window and stable style door leading to the rear patio. Tiled flooring, a range of wall and base units with contrasting quartz worktops, inset sink with drainer and







11'6 x 9'11 (3.51m x 3.02m)

With rear facing hardwood window, central ceiling light, radiator and power points.



Bedroom Four/ Dressing Room

11'6 x 12'4 (3.51m x 3.76m)

With front facing hardwood window, wood effect laminate flooring, fitted wardrobes, central ceiling light, radiator and power points.

8'4 x 8'1 (2.54m x 2.46m)

Partially tiled with wood effect laminate flooring, radiator, extractor fan, three piece bathroom suite comprising of a panel enclosed jacuzzi bath, low flush WC and hand wash basin with pedestal.

5'4 x 6 (1.63m x 1.83m)

Wood effect laminate flooring, addition eave storage, access to bedrooms one and two.

10'3 x 16'6 (3.12m x 5.03m)

With a rear facing hardwood double glazed window, fitted wardrobes, ceiling spot lights, radiator, power points and access to en-suite





7 x 5'5 (2.13m x 1.65m)

Fully tiled with a tiled floor, radiator, extractor fan, Low level WC and hand wash basin with pedestal, walk in shower with sliding glass doors and mains fed overhead shower





7'8 x 17'5 (2.34m x 5.31m)

With a rear facing hardwood double glazed window, ceiling spot lights, radiator and power points.





Partially tiled with a tiled floor, radiator, extractor fan, Low level WC and hand wash basin with pedestal, shower with glass enclosure and mains fed overhead shower.

An enclosed private rear with decking area, external lighting and a water supply. Leading up to level two









Pathway leading to the front entrance, driveaway for up to 5 vehicles

17'2 x 19'1 (5.23m x 5.82m)

11'7 x 19 (3.53m x 5.79m)