

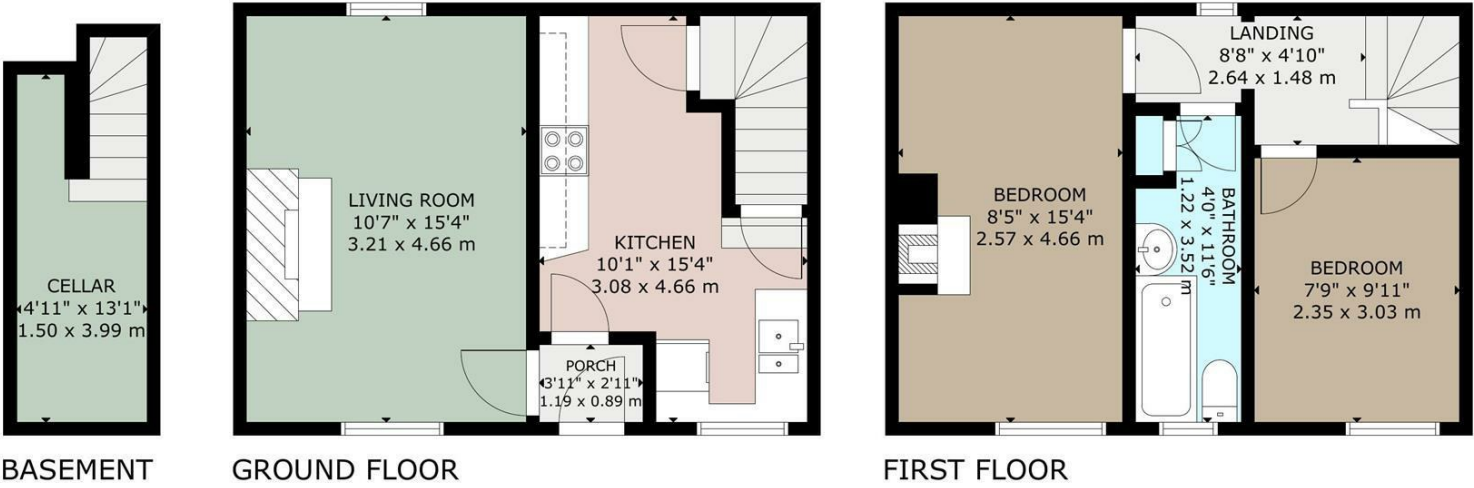


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

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



GROSS INTERNAL AREA
TOTAL: 66 m²/714 sq ft
BASEMENT: 6 m²/68 sq ft, GROUND FLOOR: 30 m²/323 sq ft, FIRST FLOOR: 30 m²/323 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

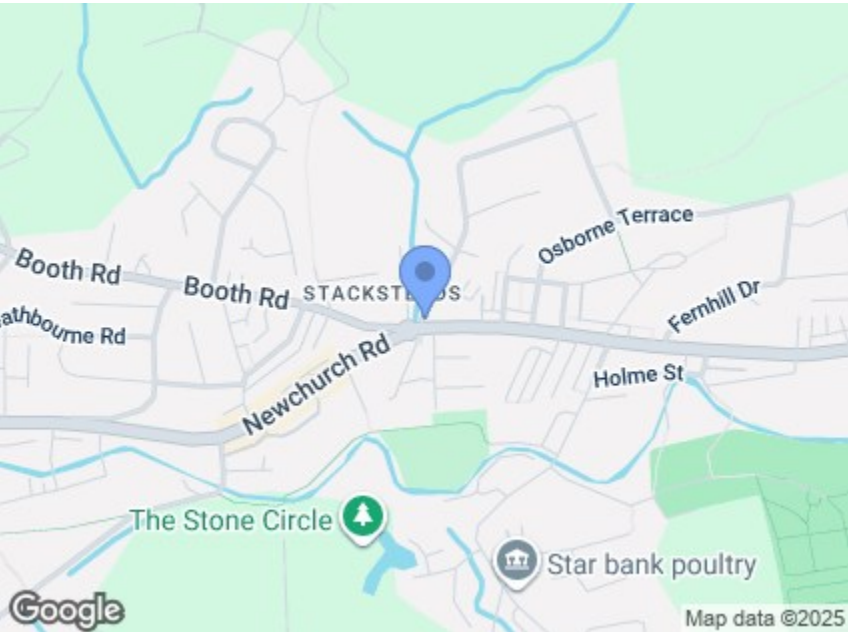


4 Huttock End Lane
Stackstead, Bacup, OL13 8LD

Offers in excess of £115,000

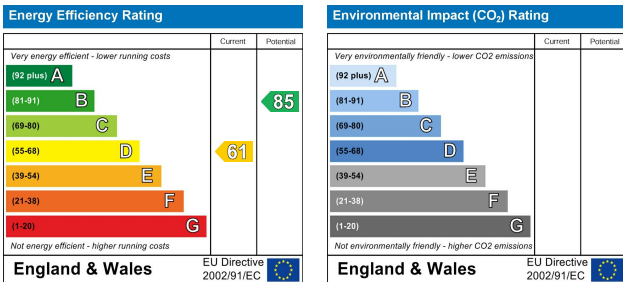


- Two-bedroom semi detached cottage
- Includes a living room, fitted kitchen, and fully tanked cellar
- Backs onto a stream with access to nearby amenities and transport links
- Located close to Bacup with good road links to Rawtenstall, Rochdale & surrounding countryside
- Offered with no onward chain
- Cellar provides additional living space or storage potential
- Ideal for first-time buyers, landlords, or a renovation project
- Tenure - Freehold, Cuncil Tax - Rossendale band A, EPC rated D



Directions

Postcode - OL13 8LD What three words -
///sourcing.perkily.thrillers



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.

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4 Huttock End Lane

Stackstead, Bacup, OL13 8LD

Charles Louis Homes are pleased to present this two-bedroom semi detached cottage, offered with no onward chain. The accommodation includes a living room, a fitted kitchen, and two bedrooms, with a fully heated, CCTV and tanked cellar providing additional living space and storage.

To the rear, the property backs onto a stream and is situated within convenient reach of local amenities and transport links. This property is well suited to first-time buyers, landlords, or anyone looking for a project with potential.

The property is located in close proximity to Bacup in Stackstead, in a traditional Lancashire town with a range of local shops, schools, and services. The area offers good road links to neighbouring towns such as Rawtenstall and Rochdale, and is within reach of open countryside, making it a practical base for commuters and those looking to stay connected while enjoying a more affordable housing market.

Porch

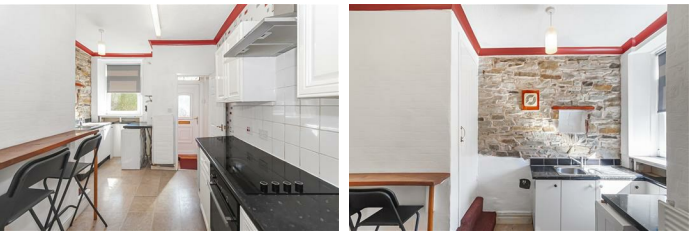
3'11 x 2'11 (1.19m x 0.89m)

Kitchen

10'1 x 15'4 (3.07m x 4.67m)
uPVC windows to front elevation and door leading to the rear, range of wall and base units with contrasting work top, inset sink with mixer tap, built in oven with four ring electric hob with extractor above, space for a fridge and freezer, plumbing for washing machine and tiled flooring. Access via staircases to the cellar and first floor.



Alternative View



Living Room

10'7 x 15'4 (3.23m x 4.67m)
uPVC window to front and rear elevation, cast iron fireplace with a tile and wood surround, feature stone chimney breast and rear window border, ceiling coving, radiator, central ceiling light, power points, and a TV point.



Alternative View



Cellar

4'11 x 13'1 (1.50m x 3.99m)
Fully heated and tanked with mains electric and extractor fan



First Floor Landing

8'8 x 4'10 (2.64m x 1.47m)
Leading off to bedroom one, two and bathroom.

Bedroom One

8'5 x 15'4 (2.57m x 4.67m)
uPVC window to front elevation, cast iron wood burning stove, centre ceiling light, gas central heating radiator and power points.



Alternative View



Bedroom Two

7'9 x 9'11 (2.36m x 3.02m)
uPVC window to front elevation, centre ceiling light, gas central heating radiator and power points.



Bathroom

4 x 11'6 (1.22m x 3.51m)
uPVC frosted window rear elevation. Three piece suite comprising of low level WC, wash hand basin, electric shower above a panel enclosed bath and part tiled.



Front Garden

Set behind a privet hedge a paved front garden with a raised plant bed and access to the front entrance. Covered access to the side of the property.

