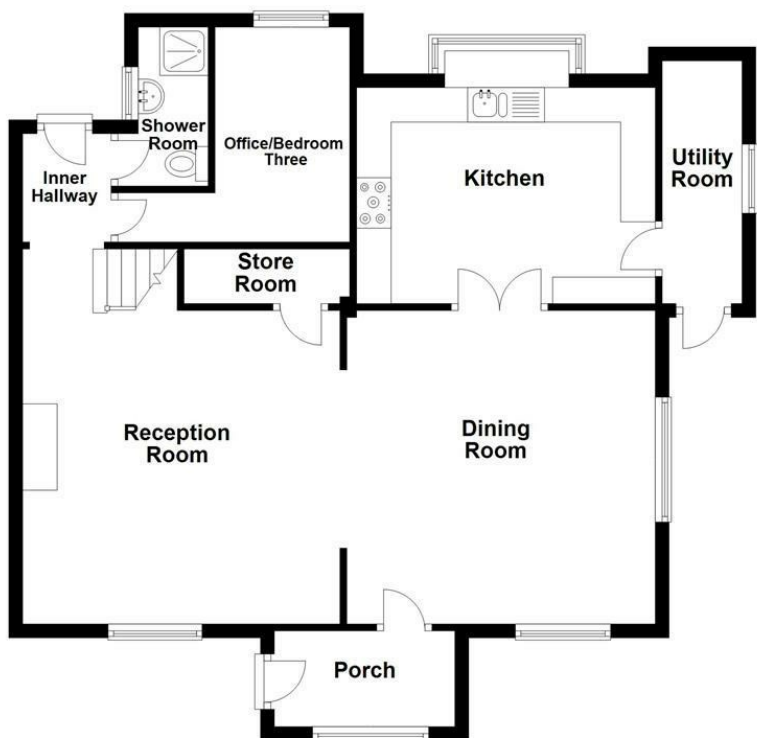


Ground Floor



First Floor



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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	52	
(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.

## Stone Fold Village, Accrington, BB5 2DP

### £260,000

THE MOST IDYLIC COTTAGE PROPERTY IN A PICTURESQUE LOCATION WITH NO CHAIN DELAY

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor space and panoramic countryside views, this exceptional two/three bedroom end cottage property is being proudly welcomed to the market in the sought after location of Stone Fold Village within Rising Bridge. With a stunning open plan living space, two double bedrooms and added office/third bedroom, this property is the perfect blank canvas for any family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance porch guides you through to a fantastic dining room. The dining room leads openly on to a reception room and through double doors on to a stunning country-style kitchen. The kitchen leads on to a utility room whilst the reception room guides you on to an inner hallway and houses a staircase to the first floor. The inner hallway leads on to an office/third bedroom and on to a shower room. The first floor comprises of doors on to two double bedrooms and a three-piece high quality bathroom suite. The main bedroom leads through to the bathroom and on to a walk in wardrobe/dressing room. Externally there is an enclosed yard to the rear and paved/stone chip garden with off road parking to the front.

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



# Stone Fold Village, Accrington, BB5 2DP

£260,000



- An Exceptional Cottage Property
- Envious Panoramic Views
- Off Road Parking
- Freehold
- Two/Three Bedrooms
- Sought After Location
- EPC Rating E
- Two Bathrooms
- No Chain Delay
- Council Tax Band D

## Ground Floor

### Entrance

UPVC door to the porch.

### Entrance Porch

8'7 x 4'7 (2.62m x 1.40m)

UPVC double glazed leaded window, central heated radiator, feature wall lights, hardwood single glazed frosted door to the dining room.

### Dining Room

14'11 x 14'10 (4.55m x 4.52m )

Two UPVC double glazed leaded windows, central heating radiator, exposed beams, open to reception room one, hardwood single glazed double doors to the kitchen.

### Kitchen

14 x 10'3 (4.27m x 3.12m)

UPVC double glazed leaded box window, central heating radiator, a range of wood effect panelled wall and base units, marble effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, a four door Leisure electric range oven with a four ring gas hob, two hotplates and extractor hood, integrated Neff dishwasher, integrated Bosch fridge and freezer, tiled flooring, hardwood stable door to the utility room.

### Utility Room

11'2 x 3'10 (3.40m x 1.17m)

UPVC double glazed leaded window, Worcester boiler, plumbing for washing machine and dryer, wall mounted wash basin with traditional taps, extractor fan, tiled flooring, UPVC door to the side.

### Reception Room

17'10 x 14'11 (5.44m x 4.55m)

UPVC double glazed leaded window, two central heating radiators, exposed beams, gas coal burner effect fire with stone hearth and surround and oak mantle, integrated stone alcove shelving, two feature wall lights, under stairs storage cupboard, open to the inner hallway, staircase to the first floor.

### Inner Hallway

5'2 x 4'2 (1.57m x 1.27m )

Central heating radiator, doors to office/bedroom three, wet room and a UPVC double glazed leaded door to the rear.

### Office/Bedroom Three

12'3 x 10'6 (3.73m x 3.20m)

UPVC double glazed leaded window, central heating radiator, coving.

### Wet Room

7'10 x 4'4 (2.39m x 1.32m)

UPVC double glazed leaded frosted window, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, direct feed shower, tiled elevations, extractor fan, lino flooring.

## First Floor

## Landing

12'6 x 5 (3.81m x 1.52m)

UPVC double glazed leaded window, central heating radiator, two feature lights, doors to two bedrooms, Jack and Jill bathroom and storage room.

## Bedroom One

15'2 x 8'7 (4.62m x 2.62m)

UPVC double glazed leaded window with secondary glazing, central heating radiator, exposed beams, television point, doors to the Jack and Jill bathroom and dressing room.

## Dressing Room

6'7 x 6'1 (2.01m x 1.85m)

UPVC double glazed frosted leaded window, integrated shelving, loft hatch, integrated storage cupboard with water cylinder.

## Jack and Jill Bathroom

8'6 x 6'1 (2.59m x 1.85m)

UPVC double glazed frosted leaded window, central heating radiator, a three piece suite comprising of a panelled bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flushed Gerberit AquaClean WC, tiled elevations, spotlights, extractor fan.

## Bedroom Two

15'3 x 9'10 (4.65m x 3.00m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes, exposed beams, three feature wall lights.

## Storage Room

6'6 x 4'11 (1.98m x 1.50m)

Central heating radiator, loft hatch, integrated storage cupboard, integrated shelving.

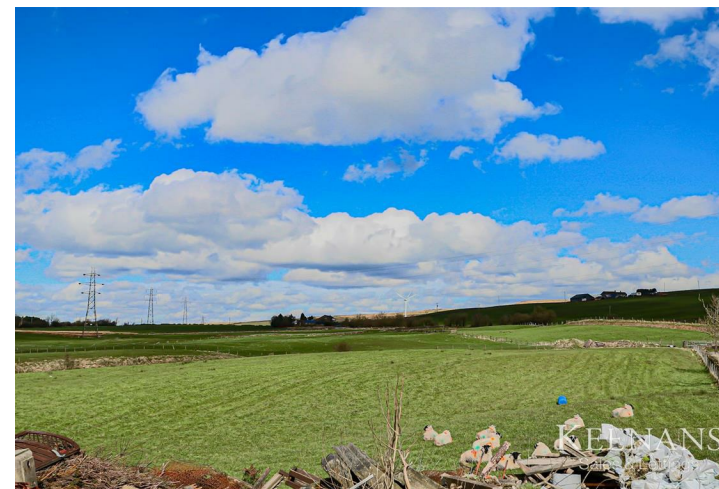
## External

### Front

Enclosed garden with stone paved, stone chip and bedding areas and gated off road parking with access to the side.

### Rear

Enclosed yard with raised bedding areas.



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