



Hilton &
Horsfall

BB12 9LQ

Thorneyholme Square, Roughlee Offers In The Region Of £253,950

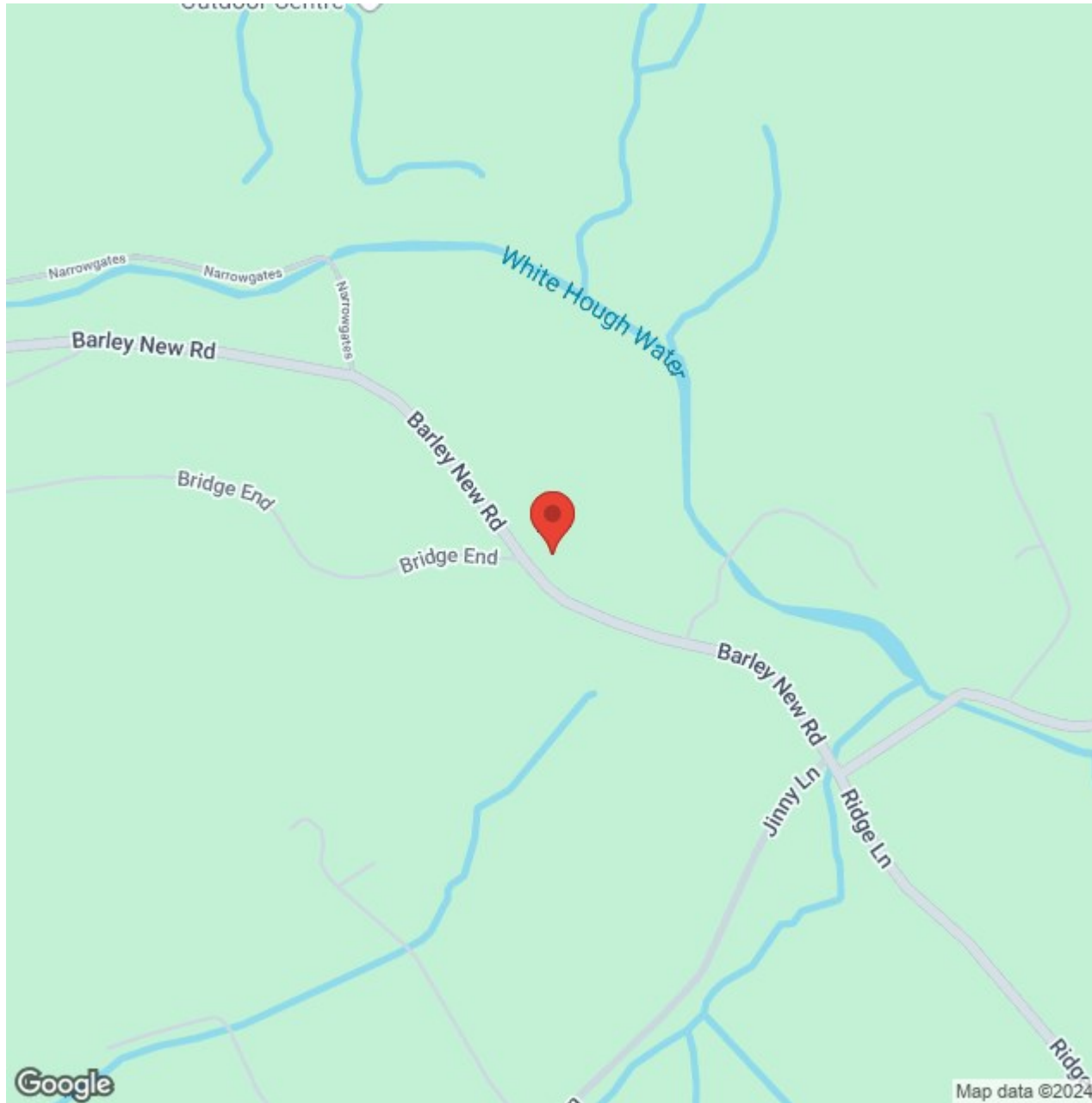
- Mid Terrace Cottage • Two Bedrooms • Contemporary Three Piece Shower Room • Family Sized Living Room • Dining Kitchen

'2 Thorneyholme Square' is located in the picturesque village of Roughlee, at the foot of Pendle Hill. This beautifully presented two bedroom dwelling is situated within a quiet square of cottages.

The property affords many noteworthy features throughout and briefly comprises of: a welcoming entrance porch leading through to the family sized living room, dining kitchen, two bedrooms and a contemporary three piece shower room suite. Externally to the front elevation there is a small patio seating area with views towards the countryside.

Early viewings are highly advised to avoid disappointment.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE PORCH

Leading through to the:

LIVING ROOM 14'0" x 14'10" (4.281m x 4.537m)

A family sized living room having space for settees, television point, exposed wood ceiling beams, exposed brick wall feature, 3x wall lights, wall feature fireplace with log burner, open balustrade staircase to the first floor / landing and door leading through to the entrance porch.

KITCHEN 15'2" x 16'5" (4.638m x 5.006m)

Offering a range of fitted wall and base units with contrasting worktops, space for a dining table and chairs, space for an oven / grill with extractor fan above, space for an under counter fridge / freezer, inset sink with chrome mixer tap, 1x electric radiator and uPVC double glazed windows to the front and rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 15'2" x 11'4" (4.647m x 3.473m)

A bedroom of double proportions with fitted wardrobes and drawers, exposed wood ceiling beams, loft hatch and uPVC double glazed window to the front elevation.

BEDROOM TWO 14'10" x 8'10" (4.546m x 2.696m)

Another bedroom of double proportions with space for wardrobes and drawers, loft hatch and uPVC double glaze window to the front elevation.

SHOWER ROOM

A contemporary three piece shower room comprising of: a corner shower cubicle, pedestal sink, tiled splash back, low level w.c, air extraction fan and uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the front elevation is a small patio seating area with views out to the countryside.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor

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