

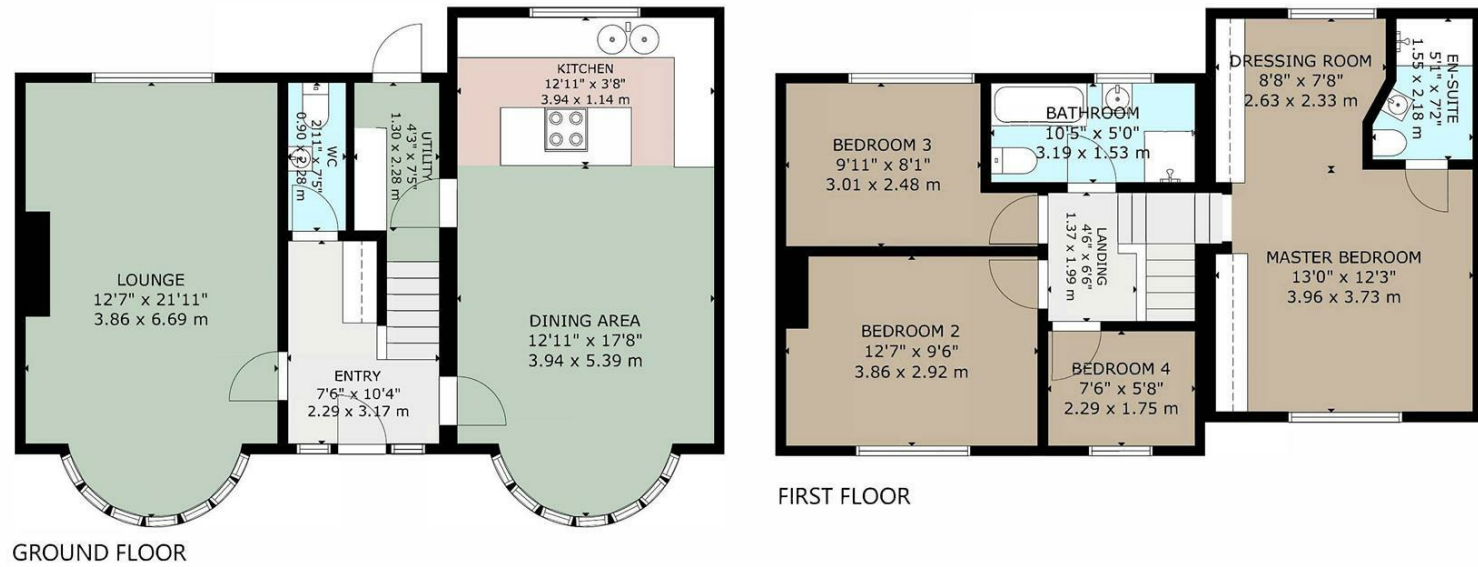


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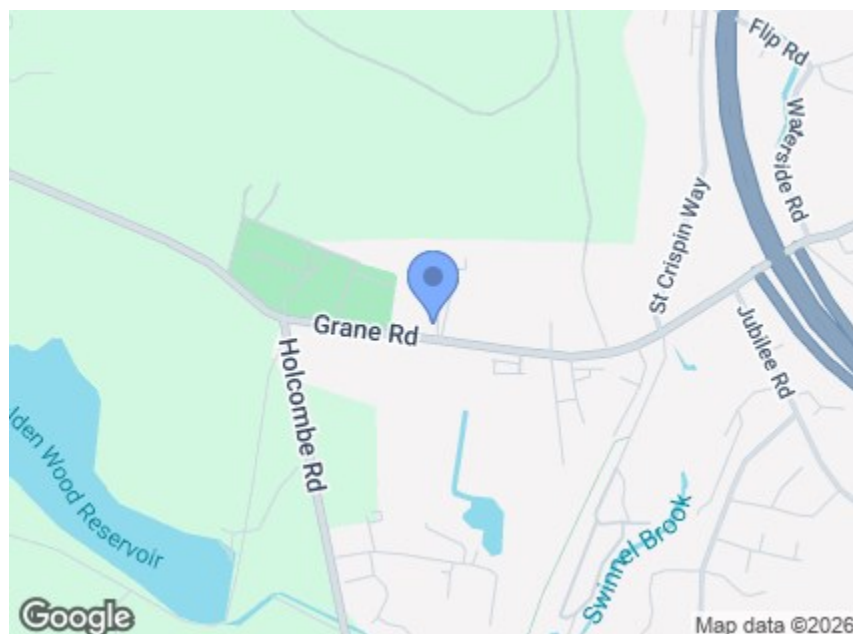
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 129 m²/1,383 sq ft
GROUND FLOOR: 68 m²/728 sq ft, FIRST FLOOR: 61 m²/655 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BB4 4PB What3words -
///blink.chosen.fortunate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

347 Grane Road
Haslingden, Rossendale, BB4 4PB
£425,000



- Immaculate Four-Bedroom Stone Cottage with Countryside Views Sought-After Location
- Family Bathroom
- Landscaped Gardens Front & Rear
- A Must-See Finish, Size, Charm & Location Summary
- Open-Plan Kitchen/Diner & Family Room | Utility Room Master En-Suite & Dressing Room
- Downstairs WC Gated Driveway Parking
- Close to Local Amenities, Transport Links & Motorways
- Tenure - Leasehold, Council Tax - Rossendale band C , EPC rating awaiting

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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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****IMMACULATE FOUR BEDROOM STONE COTTAGE**LOCATED IN A WELL SOUGHT AFTER AREA**FINISHED TO A HIGH STANDARD THROUGHOUT**GARDENS & PRIVATE DRIVEWAY PARKING****

Charles Louis Homes are delighted to bring to market this stunning four-bedroom stone cottage in a well sought-after location, offering countryside views, private gated parking, and beautifully landscaped gardens.

The accommodation briefly comprises an entrance hallway, living room, open-plan kitchen/diner and family room, separate utility room, and downstairs WC, with stairs leading to four first-floor bedrooms, including a master with en-suite and dressing area and a modern family bathroom. Finished to a high standard throughout, with double glazing and gas central heating.

Externally, a low-maintenance rear garden with gated side access, secure gated driveway parking, and a lawned front garden enjoying stunning countryside views. A must-see to fully appreciate its size, finish and location.

Entrance Hallway

11'06" x 8'58" (3.51m x 2.44m)

A welcoming, light-filled entrance hall with an impressive arched glazed entrance and full-height side panels. Herringbone-effect flooring flows through to the principal ground-floor rooms, with stairs rising to the first floor.

Downstairs WC

7'9" x 2'11" (2.38m x 0.9m)

Fitted two-piece suite comprising WC, wash basin, radiator and ceiling light.

Living Room

20'0" x 12'7" (6.10m x 3.86m)

A spacious, light-filled room with a bay window enjoying countryside views to the front and a further window overlooking the rear garden. Neutral décor, soft carpeting, shutters, and contemporary lighting throughout.



Alternative View



Open Plan Kitchen/Diner & Family Room

25'35" x 12'39" (7.62m x 3.66m)

A beautifully presented, sociable space flooded with natural light from a large picture window over the garden. Modern shaker-style units with solid wood worktops, a central island with induction hob and breakfast bar, and integrated double oven, fridge freezer and dishwasher. Ample space for a full family dining table, with herringbone-effect flooring and recessed spotlighting completing this stylish, family-friendly room



Alternative View



Utility Room

7'5" x 4'3" (2.28m x 1.3m)

Fitted base units and worktops, space for washing machine and dryer, understairs and additional storage, and rear garden access



First Floor Landing

Leads to the master bedroom with en-suite and dressing area, three further bedrooms, and the family bathroom.

Master Bedroom

18'90" x 12'54" (5.49m x 3.66m)

Front-facing window with stunning countryside views, opening to a dressing area and en-suite.



Dressing Room

12'11" x 9'8" (3.94m x 2.97m)

En-suite

3'1" x 8'2" (0.95m x 2.49m)

Three-piece suite with WC, wash basin and walk-in shower, heated towel rail and spotlighting.



Bedroom Two

9'6" x 12'7" (2.92m x 3.86m)

Front-facing window with countryside views; a well-proportioned double bedroom.



Bedroom Three

8'1" x 9'10" (2.48m x 3.01m)

Rear-facing window overlooking the garden; a well-proportioned double bedroom.



Bedroom Four

7'6" x 5'8" (2.29m x 1.75m)

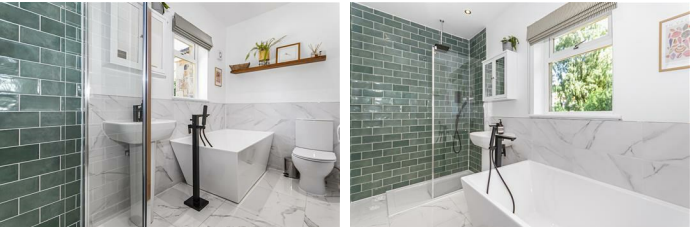
Front-facing window with countryside views.



Family Bathroom

10'5" x 5'1" (3.19m x 1.55m)

Modern four-piece suite comprising WC, wash basin, freestanding roll-top bath and walk-in shower, part-tiled walls, tiled flooring and spotlighting.



Rear Garden

An enclosed, well-maintained garden with a generous stone-flagged patio, level lawn, established planted borders, mature trees and natural stone retaining walls — a private space ideal for relaxing and entertaining



Alternative View



Front External

Private gated access with driveway parking, lawned area, shrub planting and pathway to the front door.