



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

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Charles Lane, Rossendale, BB4 5EQ Offers Over £250,000

AN OUTSTANDING END COTTAGE PROPERTY WITH IMPRESSIVE DOUBLE INTEGRAL GARAGE

Nestled on Charles Lane in the charming town of Haslingden, Rossendale, this exceptional end cottage property presents a unique opportunity for those seeking a stylish and versatile living space. With its tasteful interiors and spacious rooms, this home is designed to cater to modern family life while retaining its character and charm.

The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. One of the standout features is the integral double garage, which not only offers an abundance of storage but also includes a delightful garden room that seamlessly connects to the outdoor space. This feature enhances the property's appeal, making it perfect for entertaining or simply enjoying the tranquility of the garden.

Not overlooked, the home is filled with original features that add to its unique character, creating a warm and inviting atmosphere. It is an ideal choice for families or couples who appreciate a home that is both stylish and functional, with a touch of class.

A true credit to the current owners, this property is a must-see for anyone looking for a charming residence in a convenient location. With its blend of modern living and traditional elegance,

Charles Lane, Rossendale, BB4 5EQ

Offers Over £250,000



- An Exceptional End Cottage Property
- Immaculate Presentation And Stylish Interiors
- Off Road Parking
- Tenure Freehold
- Two Double Bedrooms
- Impressive Double Garage And Wrap Around Garden
- Council Tax Band A
- Two Living Areas
- Envious Original Features
- EPC Rating TBC

Ground Floor

Entrance

Solid oak double glazed frosted door to the hallway.

Hallway

6'6 x 2'8 (1.98m x 0.81m)

Stone flag flooring, open to the kitchen diner, oak door to the lounge, staircase to the first floor.

Lounge

14'8 x 10'11 (4.47m x 3.33m)

Hardwood double glazed window, central heating radiator, smoke alarm, two feature wall lights, cast iron multi fuel burner with a stone hearth and solid wood mantle, television point, wood effect laminate flooring, oak door to office/living area.

Office/Living Area

16'11 x 15 (5.16m x 4.57m)

UPVC double glazed window, central heating radiators spotlights, integrated storage, loft access.

Kitchen Diner

18'2 x 14'8 (5.54m x 4.47m)

Hardwood double glazed window, UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, spotlights, a range of panelled wall and base units, solid wood surface, tiled splash backs, composite one and a half bowl sink and drainer with mixer tap, three door Stoves range cooker with a five ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, stone hearth, under staircase storage cupboard, stone flag flooring, door to the utility room.

Utility Room

10 x 4'11 (3.05m x 1.50m)

Central heating radiator, spotlights, a range of panelled base units, solid wood surface, wood effect Lino flooring, door to the WC, hardwood single glazed frosted door to the double garage.

WC

5'6 x 5'3 (1.68m x 1.60m)

A two piece suite comprising of a vanity top wash basin with mixer tap, low basin WC, spotlights, extractor fan, wood effect Lino flooring.

Double Garage

40'3 x 14'9 (12.27m x 4.50m)

Power, lighting, mezzanine for storage, wood panelled elevations, plumbing for washing machine and dryer, roller shutter door, hardwood door to the garden room.

Garden Room

16'6 x 8'8 (5.03m x 2.64m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with a sandstone hearth, hardwood flooring, UPVC double glazed door to the rear.

First Floor

Landing

6'2 x 4'7 (1.88m x 1.40m)

Smoke alarm, solid oak doors to two bedrooms and bathroom.

Bedroom One

14'8 x 14'8 (4.47m x 4.47m)

Hardwood double glazed window, central heating radiator, brick built original fireplace, over staircase storage cupboard, wood effect laminate flooring.

Bedroom Two

11 x 9'11 (3.35m x 3.02m)

Hardwood double glazed window, central heating radiator.

Bathroom

8 x 4'6 (2.44m x 1.37m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and a direct feed over head shower, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Enclosed garden with imprinted concrete patio, off road parking and access to the double garage.



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