



FINE & COUNTRY



- Wicken Grove, Crawshawbooth, Rosendale
- 5/6 Bedroom, Detached Home
- Beautiful Gardens, Extensive Grounds
- Storage Land With Potential Scope To Split
- Substantial 3-Storey Accommodation Plus Basement Store
- Detached Garage Workshop & Ample Off Road Parking
- VIEWING ESSENTIAL - By Appointment Only
- CONTACT US NOW TO VIEW

1, Wicken Grove, Rossendale, BB4 8AZ

This extensive detached property has 5 bedrooms with easy scope to be 6, substantial accommodation over 3 floors plus basement, a detached garage / workshop, beautiful large gardens, ample off road parking and a storage yard / plot with past planning permission too. With such a comprehensive set of features, further potential and a location close to the centre of sought-after Crawshawbooth, this is a home with lots to offer and viewing is therefore highly recommended - Contact Us Now To View.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		68	
(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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Wicken Grove, Crawshawbooth, Rossendale is a 5 bedroom, detached property with exceptional gardens, great potential to become 6 bedrooms, a detached Garage / Workshop building and a further area of land, currently used as a storage yard and which we understand to have had past planning for a commercial unit.

This property offers substantial accommodation and those gardens are a true delight, while the extensive grounds that encompass ample off road parking provision and the potential and scope offered by the further area of land, really make this home stand out from the norm. There is an opportunity to split the site if required and the detached garage / workshop is another plus, while the property's close proximity to the heart of Crawshawbooth and a great range of local amenities completes the picture here and is a considerably appealing bonus.

Internally, this property briefly comprises: Entrance Porch, 2nd Lounge, Lounge, open plan Kitchen / Dining Room, Utility Room, Downstairs WC. Off the first floor Landing with Store are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Bathroom. To the second floor are Bedroom 5, Eaves Storage and a Hobby Room / Potential Bedroom 6 while to the Basement is useful storage space and outside, there is a detached Garage / Workshop building too.

Benefiting from its easy access to Crawshawbooth's amenities and excellent commuter links, including motorways and express bus services within close by, this home offers the perfect balance of convenience and position. Nearby open countryside presents opportunities for leisurely walks, cycling, and exploration, while the vibrant centre of Rawtenstall is just moments away, offering a wealth of facilities and amenities.

Porch

Lounge 16'1" x 14'0"

2nd Lounge 14'10" x 14'7"

Open Plan Kitchen / Dining / Utility 10'0" x 27'0"

Conservatory 8'8" x 12'10"

WC 8'10" x 2'10"

Basement 11'10" x 15'1"

Landing 15'7" x 7'2"

Bedroom 1 17'11" x 13'7"

En-suite Shower Room 5'5" x 7'5"

Bedroom 2 10'2" x 13'8"

Bedroom 3 9'4" x 8'4"

Bedroom 4 7'1" x 11'4"

Bathroom 5'11" x 9'1"

Second Floor

Bedroom 5 16'1" x 13'8"

Hobby Room / Potential Bed 6 11'6" x 13'11"

Front Garden

Front Parking

Detached Garage 19'7" x 14'10"

Workshop 9'6" x 12'0"

Rear Garden

Extra Plot / Yard

Agents Notes

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