

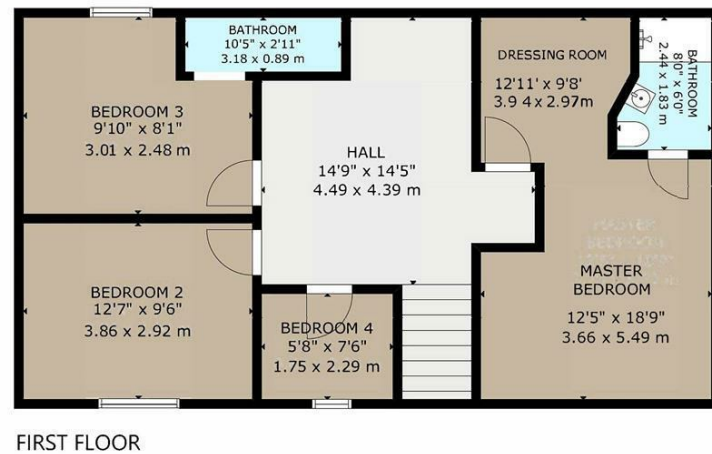
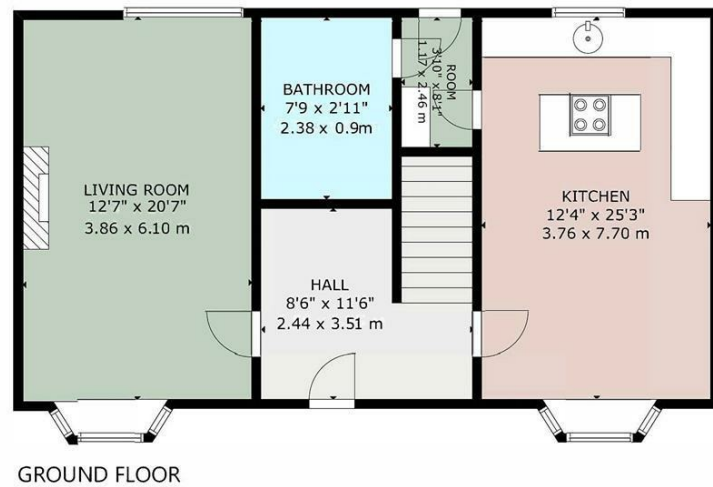


Charles Louis Homes Ltd
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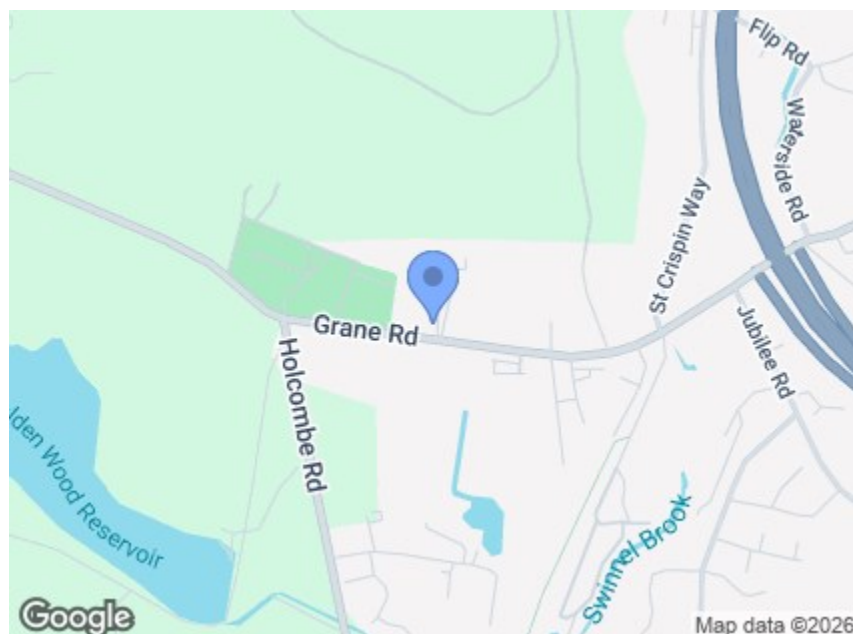
CHARLES LOUIS

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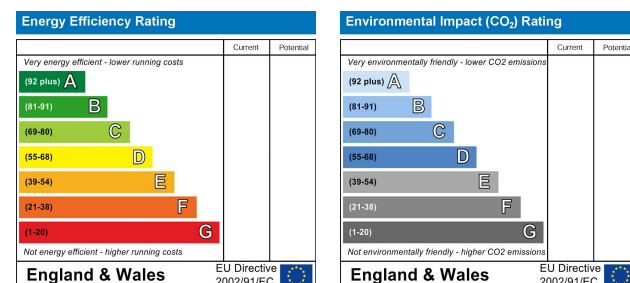


GROSS INTERNAL AREA
TOTAL: 144 m²/1,544 sq ft
GROUND FLOOR: 73 m²/781 sq ft, FIRST FLOOR: 71 m²/763 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

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



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

347 Grane Road

Haslingden, Rossendale, BB4 4PB

****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.



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



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

Front External

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