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CHARLES LOUIS
HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 153 m²/1,643 sq ft
FLOOR 1: 67 m²/721 sq ft, FLOOR 2: 86 m²/922 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

63 Cherry Tree Way
, Rossendale, BB4 4JZ

Price guide £385,000



- Spacious Family Home, Immaculately Presented Throughout
- Two Reception Rooms
- Modern Fitted Shower Room
- Ample Driveway Parking With Gardens To Front & Rear

- Extended Four Bedroom Detached
- Modern Fitted Kitchen & Dining Room
- Situated in a Highly Sought After Location
- A Must See!!! Viewing is Essential to Appreciate Condition & Location!!

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*****IMMACULATE THROUGHOUT**EXTENDED FOUR BEDROOM DETACHED HOUSE**AMPLE PARKING & GARDENS TO FRONT & REAR*****Charles Louis Homes are pleased to bring to the market this deceptively spacious four bedroom detached with a good sized rear garden and off road parking. Surrounded by countryside walks yet still close to well regarded schools and local amenities, this property is beautifully presented and is perfect for someone looking to find their dream family home. The property comprises briefly of entrance to porch, providing access to the first reception room which has stairs to the first floor and doors to the second reception room, dining room and to the kitchen. The dining room leads to the kitchen and has a sliding door leading to the rear garden. To the first floor there is a landing with access to four good sized bedrooms and a three piece shower room. Externally, to the rear of the property there is an enclosed garden with a lawn area, paved patio, timber shed and mature shrubbery. To the front is a block paved driveway providing off road parking for numerous vehicles.

Entrance Porch

6'5 x 4'3 (1.96m x 1.30m)
With a front facing UPVC entrance door opens into the first reception room, and front and side facing UPVC windows.

Reception Room One

16'6 x 14'2 (5.03m x 4.32m)
With a front facing UPVC window, laminate wood effect flooring, centre ceiling light, two wall lights, feature fireplace with electric/gas fire??, radiator, TV point, power points, and French doors leading into the second reception room.

Reception Room Two (Office)

17'7 x 8'1 (5.36m x 2.46m)
With front facing UPVC window, inset spotlights, laminate wood effect flooring, radiator, and power points.

Open Plan Kitchen

15'2 x 10'5 (4.62m x 3.18m)
With a rear facing UPVC window, tiled flooring, radiator, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, inset spotlights, built in gas oven, gas hob with extractor hood, plumbing for washing machine, integrated fridge/freezer, and a sliding UPVC door to the rear.



Dining Room

10'5 x 9'5 (3.18m x 2.87m)
With rear facing UPVC sliding doors overlooking the rear garden, laminate wood effect flooring, centre ceiling light, radiator, and power points.



Landing

With a centre ceiling light, access to four bedrooms and shower room.

Bedroom One

13'2 x 10'1 (4.01m x 3.07m)
With a front facing UPVC window, centre ceiling light, radiator, and power points.



Bedroom Two

10'6 x 10'1 (3.20m x 3.07m)
With a rear facing UPVC window, centre ceiling light, radiator, laminate wood effect flooring, and power points.



Bedroom Three

10'3 x 8'4 (3.12m x 2.54m)
With a rear facing UPVC window, radiator, laminate wood effect flooring, power points, and a centre ceiling light.



Bedroom Four

10'1 x 6'1 (3.07m x 1.85m)
With a front facing UPVC window, laminate wood effect flooring, radiator, and a centre ceiling light.

Shower Room

6'7 x 5'3 (2.01m x 1.60m)
Fully tiled with a rear facing opaque UPVC window, tiled flooring, heated towel rail, walk in shower cubicle with mains fed shower, low flush WC, and a hand wash basin with vanity unit.



Rear Garden

An enclosed and private rear garden, mainly laid to lawn with plant and shrub borders, patio area, external lighting and water supply, with gate leading to the stream and nearby golf course.



Front External

Mainly laid to lawn, block paved driveway, offering ample parking and pathway to front door.

Alternative View



Council Tax Band - D
Tenure - Leasehold - 999yrs