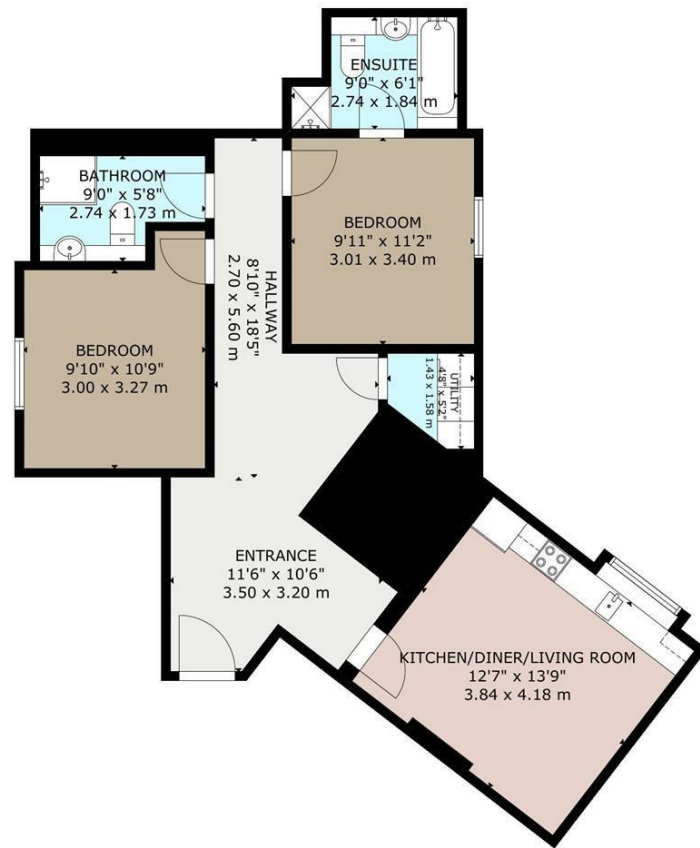




Charles Louis Homes Ltd  
4 Bolton Street  
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BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 74 m<sup>2</sup>/799 sq.ft  
GROUND FLOOR: 74 m<sup>2</sup>/799 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

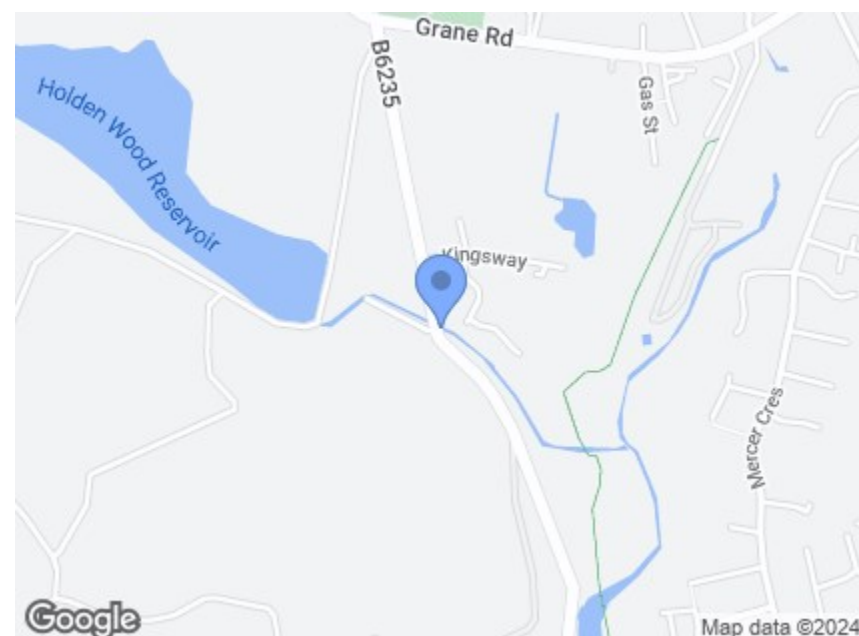


## 11 Holden Vale House Holcombe Road Helmshore, Rossendale, BB4 4QR

**Price £155,000**



- Beautiful & Stunning First Floor Apartment
- Two Bedrooms, Family Bathroom & En-Suite
- Open Plan Kitchen Diner & Living Room
- Allocated Parking for Two Vehicles, Set in Secure Gated Development
- Immaculate Condition, Done To a High Standard
- Stunning Views Of Reservoir & Surrounding Countryside
- Set In A Desirable & Well Sought After Area
- A Must See!!! Viewing Essential to Appreciate Charm of Property



### Directions

From our central Ramsbottom office head north on Central St towards Rothwell St and turn right onto Carr St. Next turn left onto Ramsbottom Ln/A676 and continue to follow A676. At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn/M65/Burnley and continue onto A56. Take the B6232 exit towards Haslingden and turn left onto Grane Rd/B6232. Turn left onto Holcombe Rd/B6235 and then right. Destination will be on the left

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	79	D	D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 11 Holden Vale House Holcombe Road Helmshore, Rossendale, BB4 4QR

## \*\*\*IMMACULATE TWO BEDROOM FIRST FLOOR

APARTMENT\*\*STUNNING LOCATION & VIEWS\*\*A MUST SEE!!!\*\*Charles Louis Homes are pleased to bring to the market this immaculate and stunning two bedroom first floor apartment, situated a short distance from Ramsbottom Town Centre. The property is set in a beautiful picturesque location, with ample parks and countryside surrounding the area.

The property in brief comprises of open plan accommodation with spacious entrance hallway, kitchen, dining and living room, designed to a high specification. The apartment also offers a master bedroom with en-suite, and a further second double bedroom and family bathroom.

The property benefits from electric heating and double glazing throughout. The property also offers allocated parking. The courtyards are well maintained and offer stunning views to sit out and enjoy. Viewing is a must and is essential to appreciate the charm and size of this property.

### Entrance Hallway

11'6 x 10'6, 8'10 x 18'5 (3.51m x 3.20m, 2.69m x 5.61m)

Fitted with composite front door, leading into a spacious hallway, central ceiling lights and leads off to living accommodation.

### Kitchen/ Diner/ Living Room

12'7 x 13'9 (3.84m x 4.19m)

Fitted with a range of modern wall and base units in pale grey, inset sink with modern mixer tap, quartz worktop, four ring induction hob and integrated oven with modern extractor above, integrated fridge freezer, inset spots and laminate wood flooring.



### Alternative view



### Alternative view



### Utility Room

4'8 x 5'2 (1.42m x 1.57m)

Plumbed for washing machine and dryer, with power points and centre ceiling light

### Master Bedroom

9'11 x 11'2 (3.02m x 3.40m)

uPVC double glazed window, centre ceiling light and electric heater, access to en-suite.



### Ensuite

9'0 x 6'1 (2.74m x 1.85m)

Fitted with a three piece suite, comprising of modern low level WC, hand wash basin, shower with glass sliding door and thermostatic shower and bath, part tiled walls, inset spots and tiled flooring.



### Bedroom Two

9'10 x 10'9 (3.00m x 3.28m)

uPVC double glazed window, centre ceiling light, electric heater.



### Shower Room

9 x 5'8 (2.74m x 1.73m)

Fitted with a three piece suite, comprising of modern low level wc, hand wash basin and walk in shower, chrome heated towel rail, part tiled walls, inset spots, tiled floor.



### Outside Views



Tenure - Leasehold

Council Tax - Rossendale band B