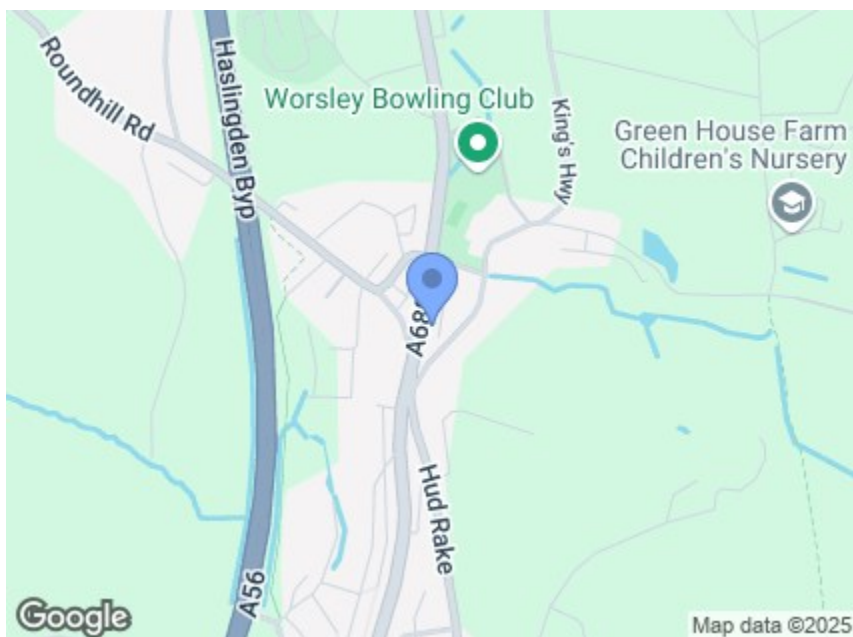
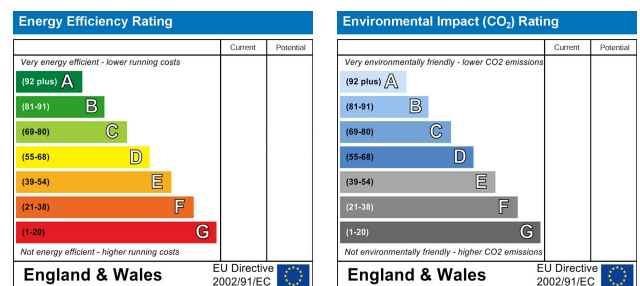


GROSS INTERNAL AREA
TOTAL: 87 m²/942 sq ft
FLOOR 1: 47 m²/508 sq ft, FLOOR 2: 40 m²/434 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St and continue to follow A676. At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn/M65/Burnley/, continue onto A56 and keep left to continue on Haslingden Byp/A56. At Rising Bridge Roundabout, take the 3rd exit onto Blackburn Rd/A680.



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.



CHARLES LOUIS

HOMES LIMITED

Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX
E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



319 Blackburn Road

Haslingden, Rossendale, BB4 5JQ

Offers in the region of £160,000



- Immaculately Presented Two Bedroom Stone Cottage
- Rural Views From Front Elevation, In A Well Sought After Location
- Well Presented Private Courtyard To The Rear
- Close To Local Amenities & Access To Motorway Networks & Transport Links
- Period Features Throughout, Finished To A High Standard
- Two Reception Rooms & Modern Fitted Kitchen With Integral Appliances
- Ideal For First Time Buyers & Investors
- A Must See!!! Viewing Highly Recommended

319 Blackburn Road

Haslingden, Rossendale, BB4 5JQ

***IMMACULATE TWO BEDROOM MID STONE COTTAGE**SITUATED IN A WELL SOUGHT AFTER LOCATION**STUNNING VIEWS OVER COUNTRYSIDE**A MUST SEE!!!!**Charles Louis Homes are pleased to bring to the market this immaculate two bedroom mid stone cottage, located in a well sought after area with stunning countryside views.

The property in brief comprises of hallway with original period features, leading into living room, dining room and newly fitted kitchen, finished to a high spec. To the first floor are two double bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout and has a well presented private courtyard to the rear. A Must See!!!! To appreciate finish, size and location of property.

Hallway

3'2 x 14'8 (0.97m x 4.47m)
uPVC entrance door opening into the hallway, period ceiling cornice, radiator and access to the living room and dining room, stairs ascending to the first floor.

Living Room

11'3 x 14'8 (3.43m x 4.47m)
With a front facing uPVC double glazed bay window with stunning countryside views, period ceiling cornice, central ceiling light, radiator and power points.



Alternative View



Dining Room

14'11 x 14'1 (4.55m x 4.29m)
With a rear facing uPVC double glazed window, laminate wood effect flooring, period ceiling cornice, central ceiling light, radiator and power points, access to kitchen.



Alternative View



Kitchen

7'3 x 9'4 (2.21m x 2.84m)
Wood effect laminate flooring, fitted with a range of modern wall and base units with quartz work tops, inset double sink with a mixer tap, built in Neff double oven with slide away door and induction Neff hob with extractor fan and integrated fridge freezer, integrated washer/dryer, plinth heater, centre ceiling light with down lights and uPVC barn door to rear courtyard.



First Floor Landing

7'3 x 5'8 (2.21m x 1.73m)
Master Bedroom
14'11 x 11'2 (4.55m x 3.40m)
Front facing uPVC double glazed window with stunning countryside views, coving, radiator, power points central ceiling light



Alternative View



Bedroom Two

7'2 x 14'0 (2.18m x 4.27m)
Rear facing uPVC double glazed window, radiator, power points and central ceiling light, cupboard which has been converted as a small reading room/den for children



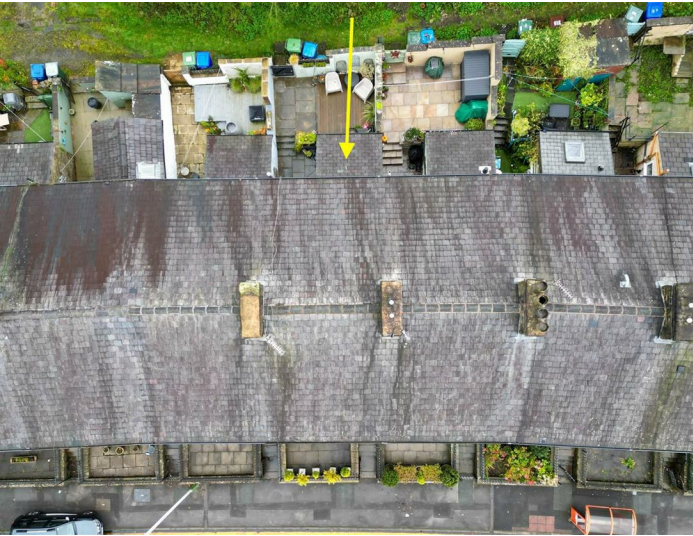
Family Bathroom

6'3 x 11'3 (1.91m x 3.43m)
uPVC frosted window to rear elevation, partially tiled walls with laminate flooring, fitted with a three piece bathroom suite, comprising of bath with overhead shower and glass screen, low level WC and hand wash basin with pedestal, centre ceiling light, storage cupboards and gas central heating radiator.



Rear Garden

Private enclosed rear courtyard, set over two levels with rear gate for access.



Tenure - Freehold
Council Tax - Rossendale Band A