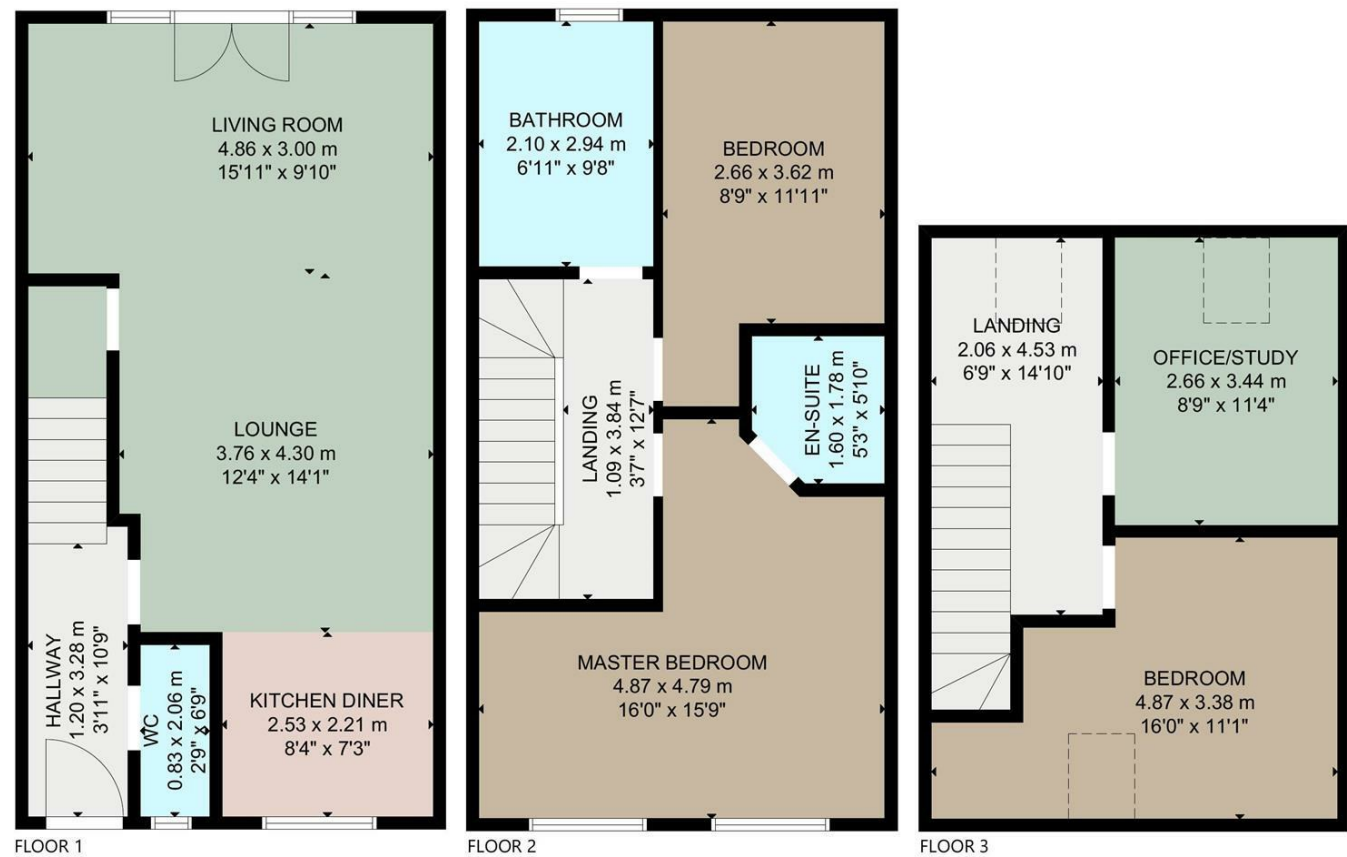




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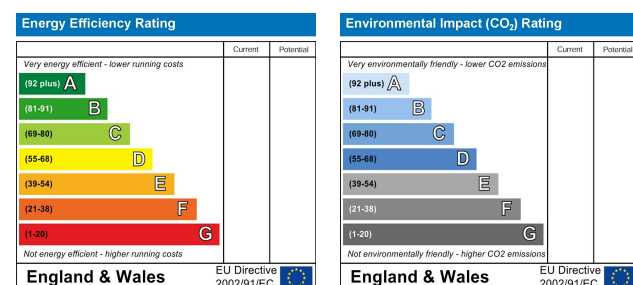


GROSS INTERNAL AREA  
TOTAL: 127 m<sup>2</sup>/1,364 sq ft  
FLOOR 1: 46 m<sup>2</sup>/498 sq ft, FLOOR 2: 47 m<sup>2</sup>/501 sq ft  
FLOOR 3: 34 m<sup>2</sup>/365 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

Hutch Bank View is ideally set in the village of Haslingden in the historic area of The Rossendale Valley. Ever popular with families and commuters, due to its enviable location with easy access to all local amenities and the M66 and M65 motorways, leaving residents within easy reach of Blackburn, Manchester, Burnley and beyond.



## Hutch Bank View Grane Road Haslingden, Rossendale, BB4 5ED

Prices from £280,000



- A Collection Of 13 Modern Town House
- Set Over Three Levels & Finished To A High Standard
- Open Plan Kitchen, Dining & Family Living Room
- Located In A Semi Rural Setting
- Three Double Bedrooms & Office/Study
- Landscaped Rear Garden With Two Allocated Parking Spaces
- Family Bathroom, En-Suite & Downstairs WC
- A Must See!!! To Appreciate High Standard Finish, Location & Size Of Development

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

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# Hutch Bank View Grane Road

## Haslingden, Rossendale, BB4 5ED

\*\*\*A MUST SEE!!!\*\*LUXURY LIVING NOW AVAILABLE AT HUTCH BANK VIEW\*\*OFFERING 13 MODERN TOWNHOUSES, SET OVER THREE LEVELS\*\*SET IN A SEMI RURAL SETTING, FINISHED TO A HIGH STANDARD\*\*\*Charles Louis Homes are delighted to bring to market this stunning collection of family homes, designed for modern living and set in a semi rural environment, in the ever-popular area of Helmshore which are available from September 2022.

Set over three floors the characterful homes at Hutch Bank View open to reveal a ground floor with more than a nod to modern, open plan living. The entrance hallway leads to the stairs and a door through to the heart of the house, a kitchen, dining and living area, which is a wonderful design feature that provides a great space for bringing the family together and entertaining. The first floor reveals a family bathroom finished to a high specification, a good sized 2nd bedroom and the spacious master bedroom which is complete with en-suite bathroom completed to the highest standards. Rising to the 2nd floor the generous landing leads to a good size room, perfect for a home office or study, a further spacious double bedroom completes the interiors at these fantastic properties. To The rear of the property is a good sized garden and also two allocated parking spaces to the front. The modern town house style layout of the development and the commitment to the highest standard of build, has resulted in a collection of homes that beautifully balance modernity with country living.

### Hallway

3'11 x 10'9 (1.19m x 3.28m)

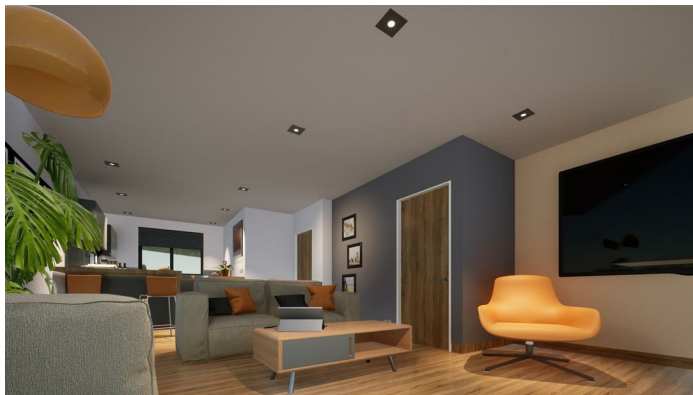
### Downstairs WC

2'9 x 6'9 (0.84m x 2.06m)

### Open Plan Living Room

15'11 x 23'2 (4.85m x 7.06m)

French doors to rear elevation overlooking the garden with LED lighting.



### Open Plan Kitchen/Diner

8'4 x 7'3 (2.54m x 2.21m)

Fitted with a range of shaker style wall and base units with inset sink and quartz worktops, multifunction single oven and ceramic hob, integrated dishwasher and integrated fridge freezer with LED lighting



### Alternative View



### First Floor Landing

### Master Bedroom

16'0 x 15'9 max (4.88m x 4.80m max)



### En-Suite

5'3 x 5'10 max (1.60m x 1.78m max)

### Bedroom Two

8'9 x 11'11 max (2.67m x 3.63m max)

### Family Bathroom

6'11 x 9'8 (2.11m x 2.95m)

Fitted with a four piece suite with bathtub and walk in shower, low level wc and hand wash basin with vanity unit, LED lighting and chrome heated towel rail.



### Second Floor Landing

### Bedroom Three

16'0 x 11'1 max (4.88m x 3.38m max)

### Office/Study

8'9 x 11'4 (2.67m x 3.45m)

### Rear Garden

Private garden with a paved patio and turfed landscaped gardens.



### Front External

Pathway leading to front door with two allocated parking spaces.

Haslingden provides a gateway to the rolling hills and fields of the Lancashire countryside with all the fresh air and greenery of the area available after the shortest of walks. Hutch Bank View is well serviced by good schools, there are a number of local primary schools in the village, and the ever popular Haslingden High School and Sixth Form

College is a short distance away. Haslingden itself is well served by a number of good shops, pubs and restaurants. Slightly further afield there are a number of charming villages to explore and visit, including the historic Ramsbottom, Helmshore and Holcombe, where a walk up Holcombe Hill forms part of many long standing traditions in the area.