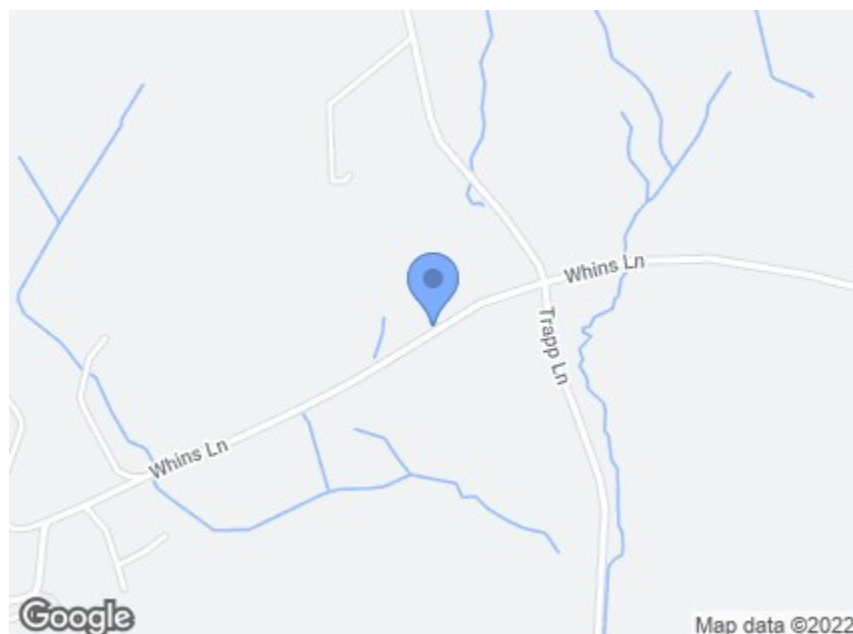




CHARLES LOUIS  
HOMES LIMITED

Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



### Directions

From our central Ramsbottom office, head north on Bolton St towards Carr St. At Edenfield roundabout, take the 1st exit onto the A56 slip road to Blackburn. Once on the A56, keep left to continue to the Haslingden bypass, at the Rising Bridge roundabout take the 2nd exit onto the Accrington Bypass. At the roundabout take the 2nd exit onto the A 6068, turn left onto Blackburn Road. Turn right onto Simonstone Lane, the continue straight onto School Lane. Whins Lane is on the left.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## 1 Whins Lane

Simonstone, Burnley, BB12 7QR

Price guide £199,000



- Three Bedroom Period End Stone Cottage
- Open Views of the Countryside
- Two Reception Rooms & Fitted Kitchen
- Off Road Parking & Private Courtyard
- Sold with No Chain
- Original Period Feature Throughout
- Located In A Scenic & Rural Location
- A Must See!! Viewing is Essential to Appreciate This Property

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.

Tel: 0161 959 0166

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



# 1 Whins Lane

Simonstone, Burnley, BB12 7QR

**\*\*SOLD WITH NO CHAIN\*\*PERIOD END TERRACED STONE COTTAGE\*\*THREE DOUBLE BEDROOMS\*\*VIEWS OVERLOOKING BEAUTIFUL COUNTRYSIDE\*\* A MUST SEE!!!** Charles Louis Homes are pleased to bring to the market this three bedroom period end stone cottage, situated in the beautiful countryside with stunning views. The property benefits from fantastic views overlooking uninterrupted views of the countryside and has character and charm. The property in brief comprises of porch, open plan living room and reception room two, kitchen and access into the rear yard. To the first floor there are three bedrooms and family bathroom. To the rear of the property is a low maintenance flagged yard and off road parking. The property is well presented and benefits from gas central heating and double glazing throughout. Viewing is essential to appreciate the charm and character. A Must See!!!

### Views from Front of Property



### Porch/ Hallway

Front door leads into porch area and hallway, gas central heating, central ceiling light

### Open Plan Living Area

13'2 x 14'8 (4.01m x 4.47m)  
Open plan with uPVC double glazed window to the front elevation, with stunning views over the countryside, windows to the side elevation. Original beamed ceiling, feature stone fireplace with flagged hearth and a large coal and log burner. Gas central heating radiator and central ceiling lights



### Reception Room Two

16'5 x 15'0 (5.00m x 4.57m)  
Open plan with uPVC double glazed windows to side elevation, with stunning views over the countryside, original beamed ceiling, gas central heating radiator and central ceiling lights.



### Kitchen

9'9 x 7'6 (2.97m x 2.29m)  
uPVC double glazed window to the side elevation, fitted with a range of wall and base units, inset sink with drainer, laminate worktops, splashback tiles, space for cooker, washing machine and fridge freeze, centre ceiling light



### Landing

uPVC double glazed window to the rear elevation, gas central heating radiator, central ceiling lights and feature exposed brickwork, leading off to three double bedrooms and family bathroom.

### Master Bedroom

15'0 x 12'8 (4.57m x 3.86m)  
uPVC double glazed window to the front elevation with stunning countryside views, gas central heating, central ceiling light and additional wall lights.



### Bedroom Two

10'8 x 7'9 (3.25m x 2.36m)  
uPVC double glazed window to the side elevation with countryside views, gas central heating radiator, central ceiling light, coving and loft hatch



### Bedroom Three

10'9 x 8'2 (3.28m x 2.49m)  
uPVC double glazed window to the side elevation, gas central heating, central ceiling light and coving



### Bathroom

8'4 x 10'1 (2.54m x 3.07m)  
uPVC double glazed frosted window to the side elevation, fitted with a three piece suite, comprising of double walk in shower with glass screens, low level WC and hand wash basin, gas central heating radiator, central ceiling light,

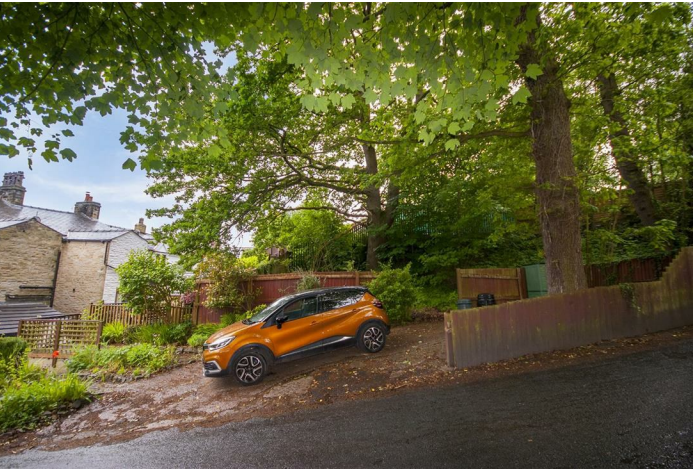


### Rear Hallway

Access to first floor and door to rear patio and parking, gas central heating, central ceiling light and picture rail

### Rear yard & Parking

Small yard with plants and bushes and access to private parking to side of the road behind yard.



### Alternative View



Council Tax Ban C