

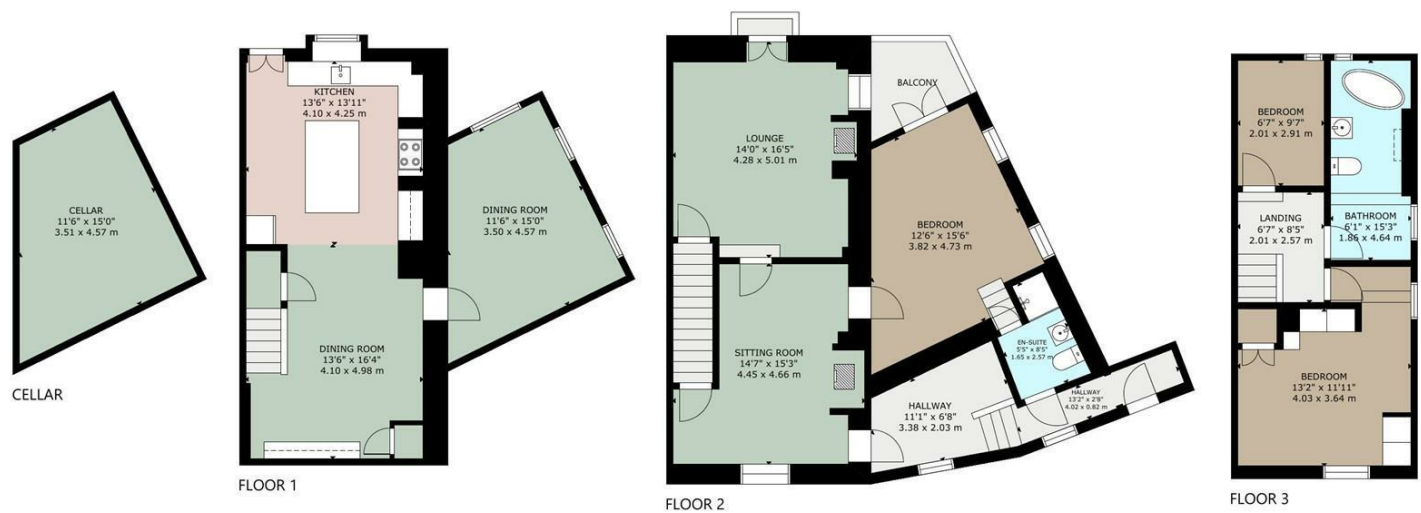


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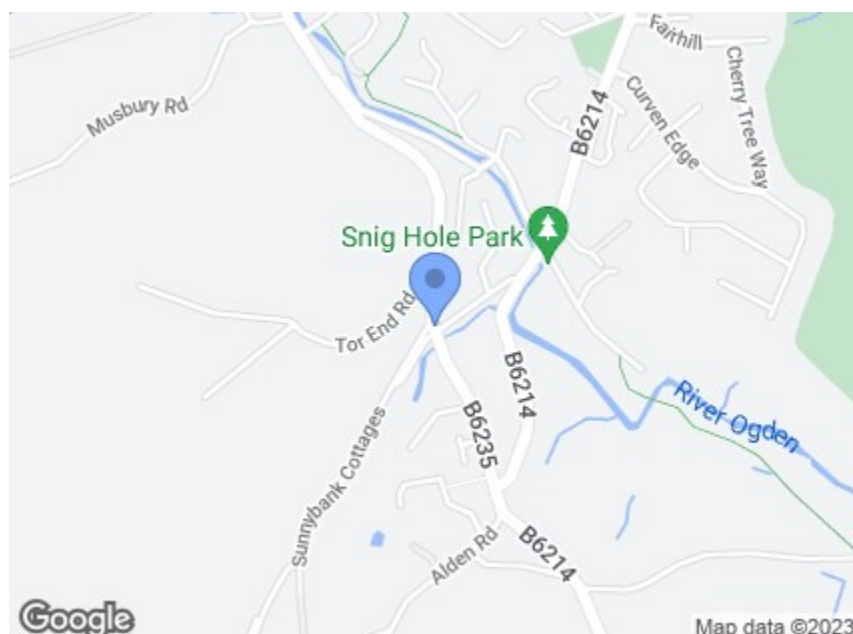
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HOMES LIMITED

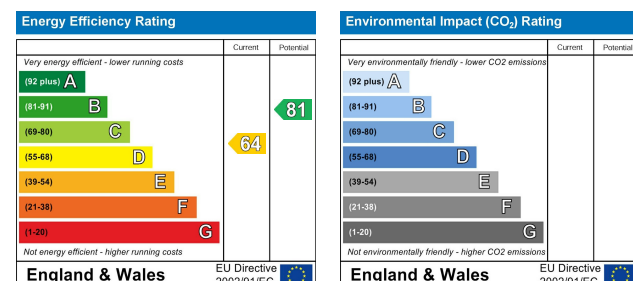


GROSS INTERNAL AREA
TOTAL: 188 m²/2,013 sq ft
CELLAR: 16 m²/172 sq ft, FLOOR 1: 58 m²/620 sq ft
FLOOR 2: 76 m²/813 sq ft, FLOOR 3: 38 m²/408 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head west on Callender St towards Central St, Turning left onto Rostron Rd and then left onto Tanners St, continue straight onto Rawsons Rake and then onto Chapel Ln. Sharp right onto Helmshore Rd/B6214, then continue onto Holcombe Rd/B6235. Destination will be on the right. Arrive: Holcombe Road, Rossendale BB4 4LX, UK



Bridge End Cottage
488 Holcombe Road, Rossendale, BB4 4LX
Offers over £350,000



- Three Bedroom Immaculately Presented Property
- Outdoor Balcony With Countryside Views & Courtyard To Rear
- Family Bathroom & En-suite to Master Bedroom
- Three Reception Rooms With Retaining Period Features
- Characterful Stone Cottage, Set over Three Levels
- Country Style Open Plan Kitchen Diner & Breakfast Area
- Gas Central Heating & Fully Double Glazed
- A Must See!!! Viewing Is Recommended to Appreciate the Size, Location & Charm

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.

Bridge End Cottage

488 Holcombe Road, Rossendale, BB4 4LX

****IMMACULATELY PRESENTED THREE BEDROOM END TERRACED, SET OVER THREE LEVELS**PERIOD FEATURES THROUGHOUT**LOCATED IN A WELL SOUGHT AREA**Charles Louis Homes are pleased to bring to the market this immaculately presented and maintained three bedroom end terraced house. The property in brief comprises of a lower ground floor with stairs to first floor, kitchen with dining area, dining room and staircase to second floor. On the second floor are the lounge and living room, Master bedroom and en-suite, stairs to third floor. On the third floor are bedrooms two and three and the family bathroom. To the rear is a low maintenance courtyard. The property benefits from gas central heating, and double glazing throughout. A Must See!!! Viewing is essential to Appreciate Location & Size of Property.**

Kitchen

13'6" x 13'11" (4.11m x 4.24m)
With a rear facing UPVC double patio doors leading to the rear patio area. Tiled flooring, original wood ceiling beams, range of wall and base units with contrasting work top, central island/ breakfast bar with seating area. Inset sink with drainer and mixer tap. Range oven with 6 ring gas hob and extractor hood. Integrated dishwasher, space for Fridge Freezer, radiator and central ceiling light.



Alternative View



Dining Area

13'6" x 16'4" (4.11m x 4.98m)
Tiled flooring, original wood ceiling beams, feature central ceiling light, radiators and access to the cellar, dining room and stairs to the 2nd floor.

Dining room

11'6" x 15'0" (3.51m x 4.57m)
With rear and side UPVC windows, wooden flooring, wood ceiling beams, 2 ceiling lights, radiator and power points



Lounge

14'0" x 16'5" (4.27m x 5.00m)
Wooden floor, rear facing UPVC double patio doors with balconette. Multi fuel stove with wooden mantel, wood ceiling beams, wall lights, power points and a radiator



Sitting Room

14'7" x 15'3" (4.45m x 4.65m)
Wooden floor, front facing UPVC window. Cast Iron log burner, wood ceiling beams, central ceiling lights, power points and a radiator. Access to hallway, Bedroom one and stairs to floor three.



Bedroom One

15'2" x 16'4" (4.62m x 4.98m)
Double UPVC patio doors leading to the balcony, with window to the side. Beamed vaulted ceiling with central ceiling light, wooden flooring, radiator and power points, Access to en-suite bathroom and balcony.



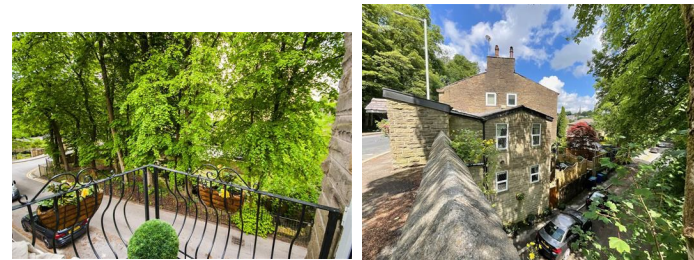
En-suite

5'5" x 8'5" (1.65m x 2.57m)
Fully tiled bathroom with a walk in shower with extractor fan, WC and hand wash basin with pedestal, central ceiling light. Access to Hallway.



Balcony

Beautiful outdoor space with views over to woodland.



Hallway

11'1" x 6'8" (3.38m x 2.03m)
Fully tiled floor with access to Holcombe Road, radiator, central ceiling light, access to the sitting room and en-suite bathroom

Bedroom Two

13'2" x 11'11" (4.01m x 3.63m)
UPVC double glazed window with front elevation. Beamed ceiling with central ceiling light, fitted wardrobes, wooden flooring, radiator and power points,



Bedroom Three

6'7" x 9'7" (2.01m x 2.92m)
UPVC window with rear elevation. Beamed ceiling with central ceiling light, wooden flooring, radiator and power points.



Bathroom

6'1" x 15'3" (1.85m x 4.65m)
Fully tiled bathroom with a three piece bathroom suite comprising of a WC and hand wash basin with pedestal and free standing bath, central ceiling light and heated towel rail and radiator.



Lower Ground Floor

11'6" x 15'0" (3.51m x 4.57m)

Rear Court Yard

