



Hall Fold, Whitworth Offers over £290,000

- Spacious Cottage
- Four Bedrooms
- Dining Area
- En-Suite To Master
- Sunroom
- Reception Room
- Deceptively Spacious
- Three Piece Bathroom
- Garden And Driveway



## INTRODUCTION

**AN UNIQUE AND CHARACTERFUL DETACHED COTTAGE WITH 4 DOUBLE BEDROOMS, DETACHED DOUBLE GARAGE AND VIEWS ONTO A LAKE !!!**

*Looking to move to a conveniently located, yet private and picturesque new abode? Then look no further than this exceptionally spacious, family-friendly cottage. Perfect for a family looking to up-size, and put their own stamp on a property that boasts an abundance of beautifully presented indoor and outdoor living space, with heaps more potential for customisation. Nestled comfortably into a brilliant area of Whitworth, close to local amenities, schools and just minutes drive away from commuter routes and network links. This property is also in the catchment for Bacup and Rawtenstall Grammar School. To the ground floor, the property briefly comprises; Entrance hall, allowing access to the kitchen/diner, reception room and back hall. The kitchen also allows access to the back hall, with the back hall providing access to sun room and downstairs WC, where the utility may also be found. The sun room allows access to the inner hall, where stairs to the first floor and access to the side hall may be found, joining the property up where the reception room further provides access to the side hall. The side hall boasts open arched access to the entrance hall, where access to the rear can be found. To the first floor; landing with doors to four bedrooms and three-piece family bathroom, with the master bedroom boasting a two-piece en-suite WC.*

*Externally, to the side/rear or the property, you will find a large elevated Indian paved patio area, accompanied by a concrete driveway providing access to the double garage and to off-road parking for numerous vehicles. The rear further boasts elevated bedding areas, stone chipped bedding areas, and feature stone steps up to a higher level of the rear, where a laid to lawn garden, bedding area for vegetables and large shed can be found. The rear of the property further boasts a large plot of land all across the back of the garden, fenced off to show what belongs to the property, with wooded areas, foliage for privacy, large gated access onto the rear, and gated access to the front of the property. To the front, concrete patio area with feature elevated stone bedding areas with foliage for privacy.*

*For more information or to arrange a viewing, please contact our Rossendale team at your earliest convenience.*

## Ground Floor

### Entrance

Hardwood single glazed door to hall.

### Hall

**16'03 x 8'06 (4.95m x 2.59m)**

Central heating radiator, exposed beams, picture rail, doors to kitchen/diner and reception room one, open stairs to back hall.

### Kitchen/Diner

**16'05 x 11'05 (5.00m x 3.48m)**

Hardwood single glazed bay window, hardwood single glazed window, central heating radiator, wood panel wall and base units, granite effect surfaces, double range cooker, five ring halogen hob, plate warmer, extractor fan, space for fridge freezer, double stainless steel sink, drainer and mixed taps, exposed beams, full tiled elevations, laminate tiled flooring, door to back hall.

### Reception Room One

**20'00 x 17'00 (6.10m x 5.18m)**

Two hardwood single glazed windows, two central heating radiators, exposed beams, television point, door to side hall.

### Side Hall

**17'02 x 6'07 (5.23m x 2.01m)**

Central heating radiator, fitted storage, exposed beams, laminate flooring, two open arches to entrance hall, door to inner hall.

### Entrance Hall

**11'09 x 6'03 (3.58m x 1.91m)**

Part hardwood double glazed, one feature wall light, laminate wood flooring, UPVC double glazed french doors to rear.

### Inner Hall

**4'08 x 2'07 (1.42m x 0.79m)**

Stairs up to the sunroom and stairs to first floor.

### Sunroom

**22'01 x 8'03 (6.73m x 2.51m)**

UPVC double glazed windows, slope roof, six feature wall lights, door to rear of property, door to back hall.

## Back Hall

**18'08 x 8'06 (5.69m x 2.59m)**

Two skylights, central heating radiator, picture rail, three feature wall lights, boiler cupboard with British gas boiler, door to WC.

## WC

**6'04 x 6'00 (1.93m x 1.83m)**

Central heating towel rail, two piece suite comprising of a dual flush WC, vanity top wash basin with mixed taps, spotlights, part-UPVC panelled elevations, wood effect flooring, door to utility.

## Utility Room

**6'08 x 3'03 (2.03m x 0.99m)**

Plumbing for washing machine and dryer, space for fridge freezer, wood effect flooring.

## First Floor

## Landing

**26'07 x 5'06 (8.10m x 1.68m)**

Hardwood single glazed window, central heating radiator, dado rail, door to four bedrooms and bathroom.

## Bedroom One

**16'02 x 14'08 (4.93m x 4.47m)**

Two hardwood single glazed windows, central heating radiator, fitted wardrobes, two feature wall lights, door to en-suite.

## En-Suite

**3'09 x 3'08 (1.14m x 1.12m)**

Two piece suite comprising of a low base WC, pedestal wash basin, fitted storage, part tiled elevations, spotlights, extractor fan.

## Bedroom Two

**13'00 x 10'06 (3.96m x 3.20m)**

Hardwood single glazed window, central heating radiator, wood panel roof, two feature wall lights, vanity top wash basin.

## Bedroom Three

**11'02 x 10'02 (3.40m x 3.10m)**

Hardwood single glazed window, central heating radiator, vanity top wash basin, two feature wall lights.

## Bedroom Four

**17'00 x 7'00 (5.18m x 2.13m)**

Two hardwood single glazed windows, central heating radiator, vanity top wash basin.

## Bathroom

**8'08 x 6'07 (2.64m x 2.01m)**

Hardwood single glazed window, central heating radiator, three piece suite comprising of a vanity top wash basin, low base WC, panel bath with electric feed shower head, coving, feature wall light, full tiled elevations, vinyl tile effect flooring.

## External

## Front

Patio area, stone bedding areas.

## Side/Rear

Paved patio with driveway and access to double garage, elevated bedding areas, gated access to the front, steps to a laid to lawn garden, access to a shed.

## Agents Notes

Tax Band F

