

2 ROSE COTTAGE
LONGSIGHT ROAD
CLAYTON-LE-DALE
BB1 9EX



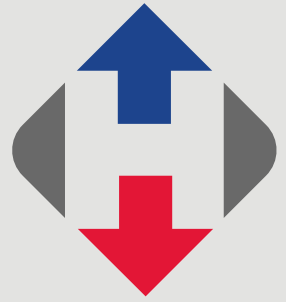
£265,000



- Large semi-detached extended cottage
- Modern fitted kitchen
- Oil central heating
- Majority double glazing
- 5 bedrooms – 4 with en-suite facilities
- Spacious living & dining rooms
- Off-road parking, attached garage
- 150 m² (1,615 sq ft) approx.

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Situated close to the popular Ribble Valley village of Mellor in a convenient location with good access to the motorway network, this semi-detached cottage was previously used as a bed and breakfast but offers great potential as a large family home.



The property enjoys spacious living accommodation with an entrance porch and hallway, large bright living room open to a spacious dining room, a good-sized modern fitted kitchen and utility room. On the first floor are five good double bedrooms, four of which have an en-suite shower room or facilities and there is a separate house bathroom and toilet. The property also enjoys an open view over the surrounding fields to the river.

LOCATION: Leaving Clitheroe on the A59 bypass head in the direction of Preston and follow all the way to the large roundabout on the outskirts of Langho. Take the third exit and continue along the A59, passing through the next set of traffic lights. Follow the road for a short while and 2 Rose Cottage is located on the left hand side just before the Shajan restaurant on the opposite side. To park at the property turn left immediately after 2 Rose Cottage into Showley Road and then left again into the driveway,

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: 2.1m x 2.0m (6'10" x 6'7"); PVC external door, feature lead light windows.

ENTRANCE HALLWAY: With lead light windows, staircase to the first floor landing, understairs storage cupboard with cast iron safe.

LIVING ROOM: 5.7m x 4.0m (18'7" x 13'3"); electric stove effect fire in cut stone surround and wall, television and telephone points, archway to:

DINING ROOM: 3.7m x 3.0m (12' x 9'9"); double doors to:

FITTED KITCHEN: 3.9m x 2.9m (12'9" x 9'5"); range of modern fitted base and matching wall storage cupboards with complementary working surfaces, range of built-in appliances including Neff oven and grill and plate warmer, fridge and freezer, dishwasher, 4-ring Neff hob with extractor hood over, double drainer stainless steel sink unit. Tiled flooring, fully-tiled walls, extractor fan.

UTILITY ROOM: 3.0m x 1.8m (9'11" x 5'10"); central heating boiler, plumbed and drained for automatic washing machine, ventilated for tumble drier, PVC French door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point, built-in storage cupboards.





BEDROOM ONE: 5.5m x 3.1m max, 2.0m min (17'11" x 10'1" max, 6'5" min); fitted wardrobes to 2 walls, built-in storage cupboard housing hot water cylinder, television point.

EN-SUITE SHOWER ROOM: With modern 3-piece white suite comprising low suite w.c., vanity washbasin and shower bath with plumbed shower over and vanity screen, extractor fan, low voltage lighting, tiled flooring with under floor heat pad, heated stainless steel towel rail.

BEDROOM TWO: 3.2m x 2.8m (10'6" x 9'3"); heated towel rail, pedestal washbasin.

EN-SUITE: With 2-piece suite comprising low suite w.c. and corner shower enclosure with plumbed shower and fully-tiled walls.

BEDROOM THREE: 3.5m x 3.4m (11'5" x 11'); with vanity washbasin, built-in storage cupboard.

EN-SUITE SHOWER ROOM: Corner shower enclosure with plumbed shower and low suite w.c and fully-tiled walls.

BEDROOM FOUR: 3.5m x 3.2m (11'5" x 10'4"); vanity washbasin, 2 wall light points.

EN-SUITE SHOWER ROOM: With corner shower enclosure and low suite w.c. Tiled walls.

BEDROOM FIVE: 3.7m x 3.2m (12'2" x 10'4"); fitted wardrobes to one wall, vanity washbasin.

HOUSE BATHROOM: With 2-piece suite comprising vanity washbasin and corner bath with shower mixer taps and vanity curtain, heated towel rail, tiled walls, tiled floor.

SEPARATE TOILET: With low suite w.c. Tiled walls, tiled floor, low voltage lighting.

OUTSIDE: The property has 2 gravelled driveways providing off-road parking for approx 4 cars or caravan or horse-box leading to integral **GARAGE** with up-and-over door, power and lighting. Low maintenance outside spaces with flower beds and shrubs surrounding, view to the rear over open fields.

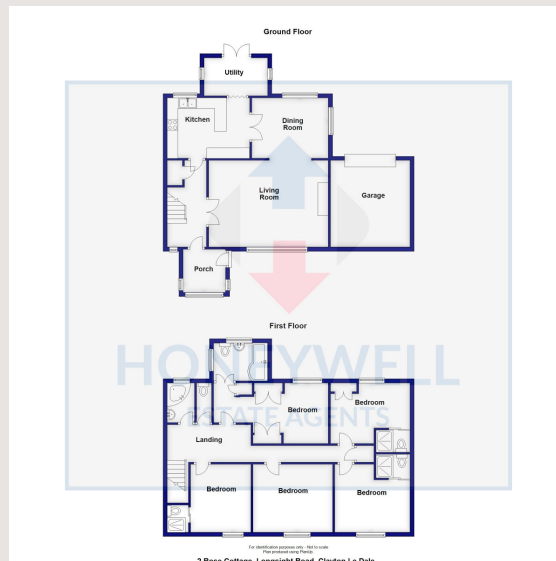
HEATING: Oil fired hot water central heating system complemented by double glazed windows in PVC frames.

SERVICES: Mains water, electricity are connected. Please note there is no gas at this location. This property has an individual septic tank.

COUNCIL TAX BAND E.

EPC: The energy efficiency rating for this property is F.





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MJ/SMR/010719

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