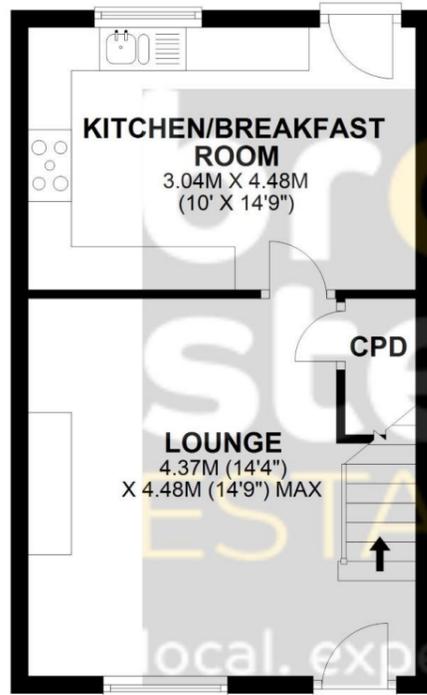
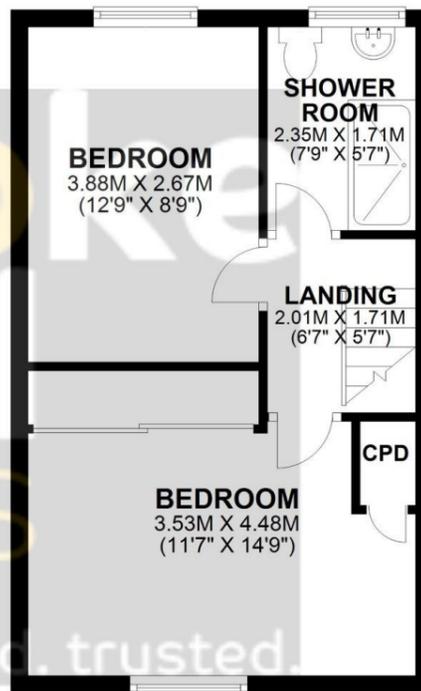


**GROUND FLOOR**  
APPROX. 33.8 SQ. METRES (364.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 33.7 SQ. METRES (362.3 SQ. FEET)



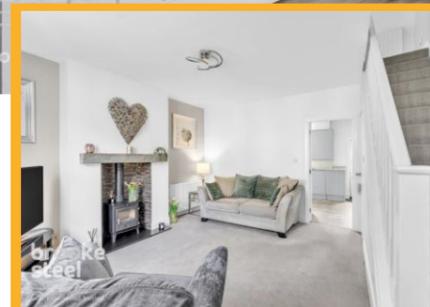
TOTAL AREA: APPROX. 67.5 SQ. METRES (726.4 SQ. FEET)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.

- Two Double Bedrooms
- Modernised Cottage
- Rear Garden
- Luxury Dining Kitchen
- Wood Burner
- Boiler Fitted 7 Years Ago
- Period Property
- Superb Views to Rear
- Popular Location
- Mid Terrace Cottage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



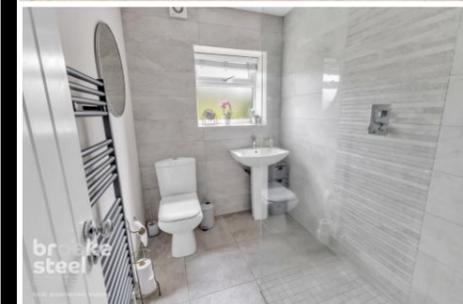
Offers Over £200,000

Introducing a charming & beautifully modernised character cottage in the heart of Ewood Bridge. This delightful two bedroom home has been thoughtfully modernised throughout, offering perfect contemporary living with traditional charm. With new electrics & boiler fitted, rock doors to front & back.



### Reception Room

14'4" (4.37m) x 14'9" (4.5m) Living room has log burner with stone fireplace, under stairs storage cupboard and carpet fitted. Door to dining kitchen. Stairs to first floor.



### Dining Kitchen

14'9" (4.5m) x 10'0" (3.05m) Oven is a NEFF built in microwave oven, Boiler is Valiant boiler, integrated slimline dishwasher and Lamona washing machine. Granite worktops in kitchen, AEG induction hob, Space for dining table. Range of wall and base units. Inset sink with drainer unit and mixer tap.



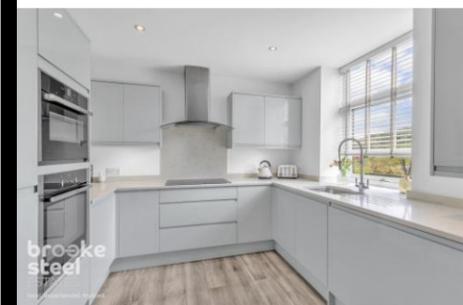
### Landing

6'7" (2.01m) x 5'7" (1.7m) Carpeted with doors to all rooms.



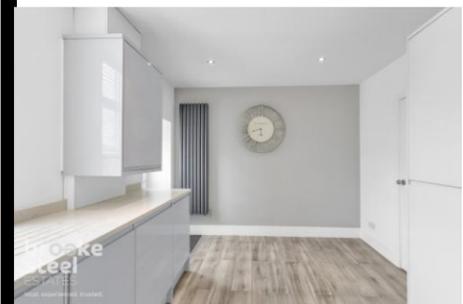
### Primary Bedroom

14'9" (4.5m) x 11'7" (3.53m) Carpet with fitted bedroom furniture including fitted wardrobes, vanity desk and bedside tables. There is currently a king sized bed in this room. Storage cupboard to side of desk also. Double glazed window to front aspect.



### Bedroom Two

12'9" (3.89m) x 8'9" (2.67m) Carpet with fitted bedroom furniture with space for double bed, wardrobe, draws, bedside table. Double glazed window to rear over looking garden.



### Shower Room

7'9" (2.36m) x 5'7" (1.7m) Three piece suite with walk in shower, low level WC and wash hand basin.

### Externally

### Rear Garden

Porcelain flags laid in in this outdoor area. Views of field from outdoor space. Also have a shed at the end of terraces for storage. Communal walkway for neighbours but is not often used.

### Location

Ewood Bridge offers a peaceful, semi-rural lifestyle with the charm of Lancashire countryside right on your doorstep. Nestled between Haslingden and Rawtenstall, the area has a friendly, close-knit community and scenic surroundings—perfect for nature lovers and walkers. Ewood Bridge blends tranquility with convenience, offering solid transport links to Manchester and beyond.

### Sellers Comments

Since the big renovation back in 2017, where we basically started from scratch with new wiring and a modern boiler, this house has been incredibly comfortable and easy to live in. I particularly love the view from the back, overlooking the surrounding countryside and local wildlife. Being able to just step out the door and find beautiful walks has been brilliant, and the neighbours here are so friendly and welcoming. Plus, getting onto the motorway is a breeze. I've honestly loved my time here and it's a real shame that I'm parting with this wonderful home I've loved so much.

