



# *Riverside Cottage*

*Great Harwood*

*Offers in the Region of: £395,000*



**Pendle Hill  
Properties**



*Riverside Cottage, Great Harwood  
£395,000 Offers in the  
Region of*

A four bedroom semi-detached cottage, full of character and original features throughout, briefly comprises a lounge, dining room, kitchen/diner, larder, rear porch with WC, four bedrooms, family bathroom, gated driveway, garage and stunning gardens to the rear.



## LOUNGE

A spacious lounge with original wooden beam features and brick fireplace with log burning stove, briefly comprises carpeted flooring, radiator, ceiling light points an access door to a seating area and double glazed windows to the front.

## DINING ROOM

A dining room with central feature log burner and wood beams comprises carpeted flooring, double glazed windows to the front and side aspect, ceiling light point and radiator.

## KITCHEN / DINER

A fully fitted kitchen with a range of base and wall mounted units briefly comprises laminate worktops, a four-ring gas hob with overhead extractor, integrated oven and dishwasher, sink with drainer and mixer tap, tiled flooring, ceiling spotlights, double-glazed window to the side and ample storage.

The dining area comprises a double-glazed window to the side aspect, tiled flooring, ceiling light point and access to the larder, rear porch and seating area leading into the rear garden.

## BEDROOM ONE

A large double bedroom boasting integrated wardrobes briefly comprises carpeted flooring, double-glazed window, radiator, ceiling and light point.

## BEDROOM TWO

A second double bedroom briefly comprises a double-glazed window to the front, integrated storage, carpeted flooring, radiator, and ceiling light point.

## BEDROOM THREE

Another double bedroom comprises a double-glazed window to the rear, integrated storage, carpeted flooring, radiator, and ceiling light point.

## BATHROOM

A family bathroom briefly comprising a jacuzzi bath, walk-in shower cubicle, half tiled walls, low-level wc, pedestal sink, radiator, tiled flooring, ceiling spotlights and double glazed window to rear aspect.

## BEDROOM FOUR

Currently utilised as an office/sewing room briefly comprises laminate flooring, radiator, ceiling light point, and a double-glazed window.

## EXTERNAL

To the rear is stunning, large garden with several spectacular aspects including a small, secluded seating area surrounded by mature plants and shrubs, a raised lawn area with pond, a wood store area, storage shed and beautiful lawned area to the rear, with tall trees with seating area, flagged pathway, patio seating area, fully functioning large summer house and stunning views across the countryside.

To the side is a gated driveway and garage.

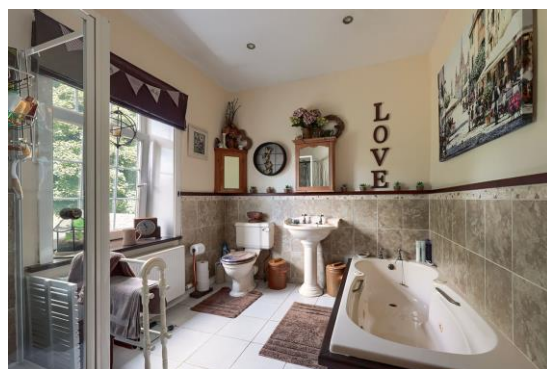
## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = C

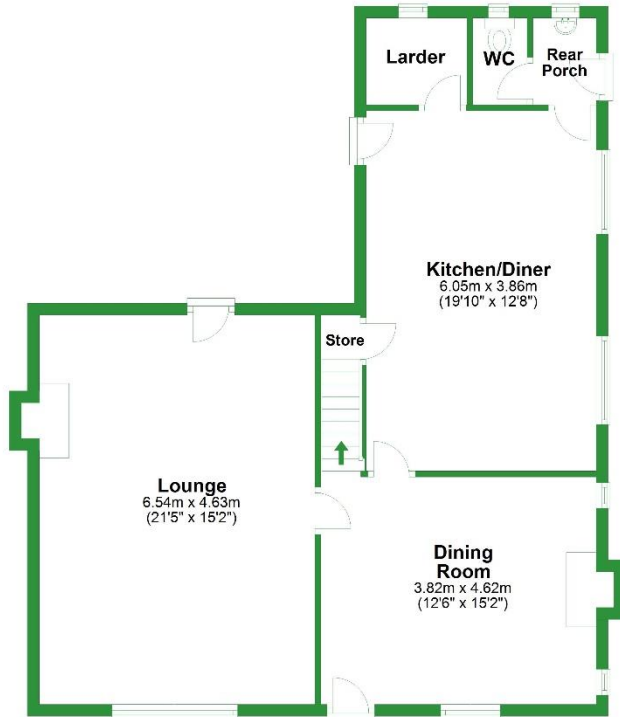
Kitchen store and larder provides additional space for appliances in the kitchen/dining area.

Septic Tank



### Ground Floor

Approx. 80.4 sq. metres (865.5 sq. feet)

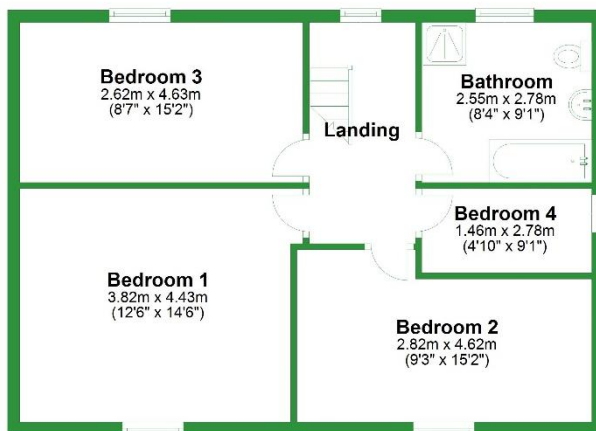


Total area: approx. 140.8 sq. metres (1515.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

### First Floor

Approx. 60.4 sq. metres (650.0 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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