

HURST LANE



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Hurst Lane, Rossendale, BB4 7RE

Hurst Lane comprises two luxury detached four to five-bedroom homes in the heart of Rossendale.

The superb family homes comes with rural views, private gardens, double garage and underfloor heating

For more information on these stunning properties contact

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Or visit crystalhomes.co.uk/hurst-lane

Location

The properties are situated at the top of Hurst Lane with stunning views of the countryside and surrounding areas.

The property is close to many local amenities including ASDA, Rossendale Driving Range and Rawtenstall Town Centre.

Rossendale is a district in Lancashire centred on the River Irwell

Amenities (Approximate distances)

| | |
|-------------------------------|-----------|
| ASDA Superstore | 0.6 Miles |
| Rawtenstall Town Centre | 0.5 Miles |
| Local Schools | 1 Mile |
| New Hall Hey Retail Park | 1 Mile |
| A56 with direct access to M65 | 1 Mile |
| Blackburn | 25 Mins |
| Burnley | 20 Mins |
| Bury | 25 Mins |
| Manchester City Centre | 35 Mins |



New Hall Hey Retail Park



M61 and M65 Access



Internal Specification



Windows & Doors

Black external/White internal UPVC double glazed windows & doors are to be fitted throughout the scheme.

UPVC bi-folding doors fitted to the kitchen/lounge/dining area onto the garden.

Flooring

Quality tiles fitted to the GF entrance, WC, kitchen/dining/family area and utility room, a wide range of colours and types are available.

Quality carpet fitted to the lounge, study, staircase, landing and bedroom areas, a wide range of colours are available, other flooring choices are available on request, (some may be subject to extra costs).

Joinery

Solid Oak Hardwood Doors fitted throughout with quality stainless steel door furniture.







Kitchens

Description

The kitchen includes stainless steel electrical switches and sockets above the worktop.

Individually designed SieMatic kitchens that include quartz worktops as standard.

Both properties are fully fitted with Neff appliances as standard, including the following integrated appliances:

- o Single Oven
- o Combination microwave oven
- o 5 zone induction hob
- o Dishwasher and fridge freezer

Other brands and extra appliances are available at an extra cost, modern glass splashbacks are fitted as standard.

Utility Room

Individually designed SieMatic kitchens.





Bathrooms

Description

Individually designed bathrooms and ensuites including modern and quality fittings from a range of well known suppliers.



The bathrooms are fully tiled in quality ceramic tiles, a variety of colours and styles are available. The upstairs offers tiled walls.



External Specification

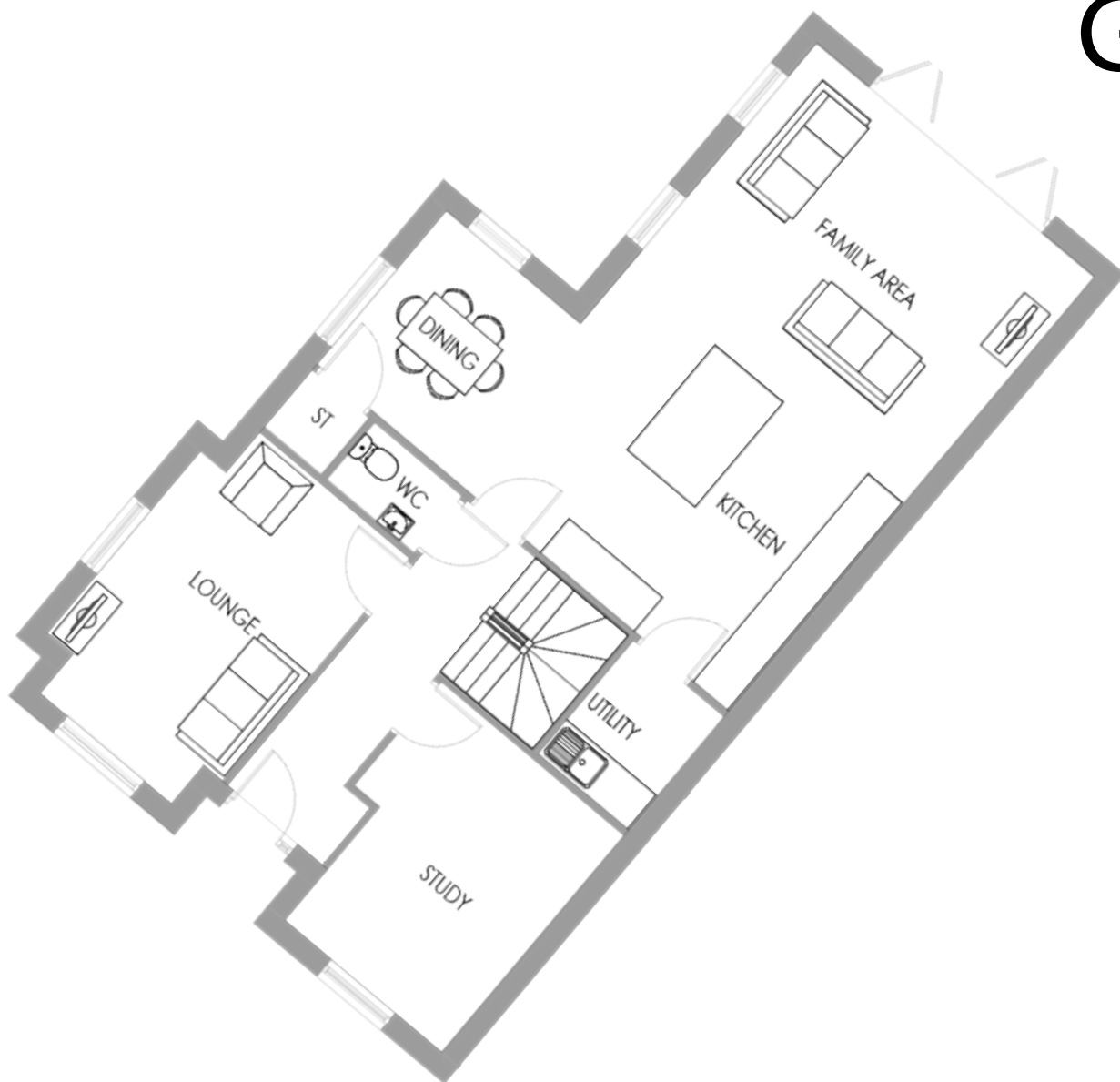
Gardens benefit from extensive landscaping scheme including turf, trees and ornate shrubs - see landscaping plan.

Each property benefits from a double garage. An electric remote operated black composite roller garage door will be fitted to both properties



*The pictures on this page reflect the style of the house and are not an exact replica.

House type A Ground Floor



House type A offers open plan living area with bi-folding doors allowing plenty of light and views of the countryside.

The ground floor also offers a utility room, WC and a study giving plenty of space for the buyer to utilise. There is also the opportunity for a second lounge at the front of the house.

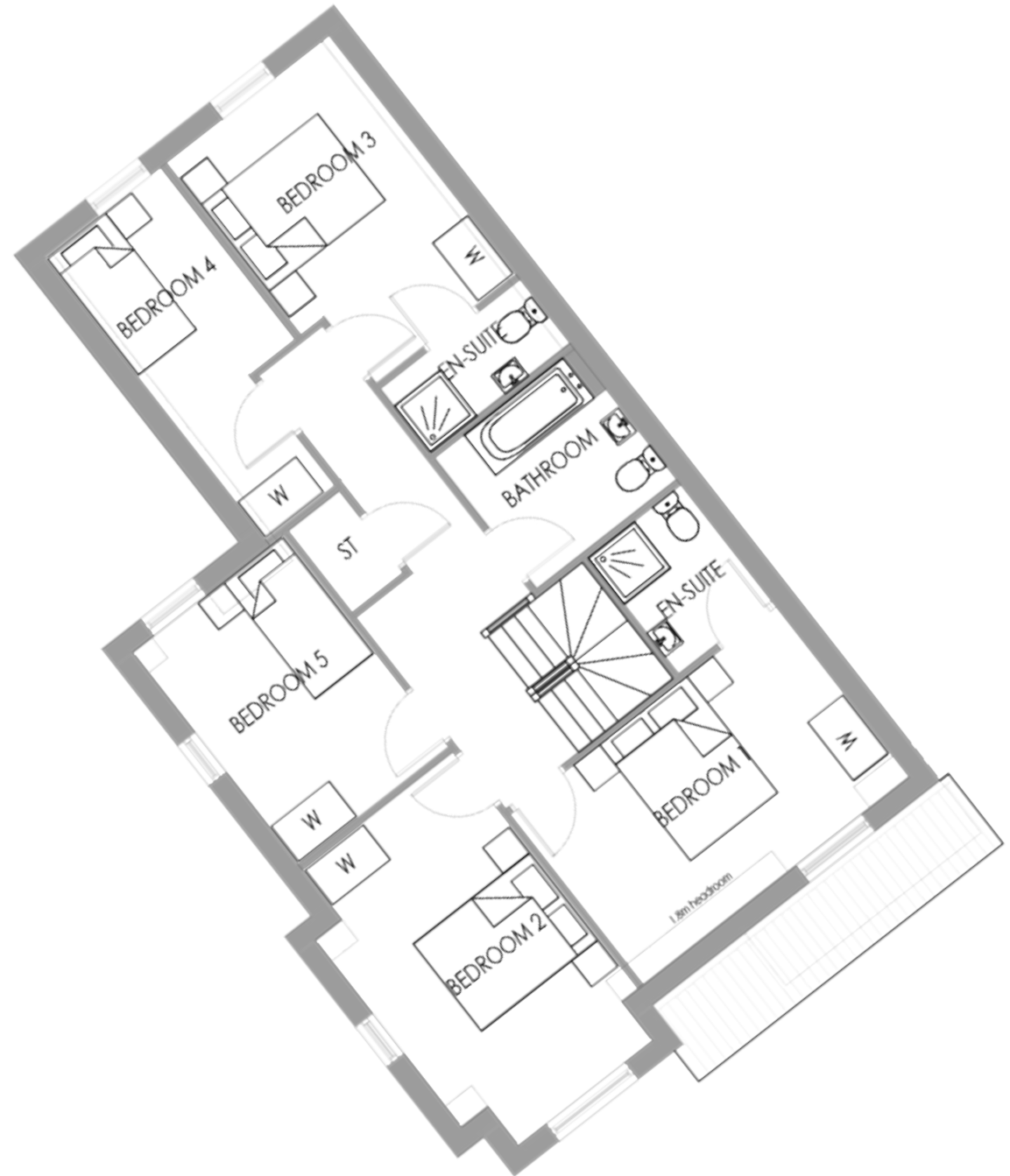
The entrance, utility, family area and WC will be fitted with quality flooring tiles across both properties. The lounge, study and staircase offer quality carpet.

House type A Upstairs

The first floor offers five-bedrooms and three bathrooms.

Subject to timing the buyer has the option to create a walk-in wardrobe which will reduce the space to allow four-bedrooms.

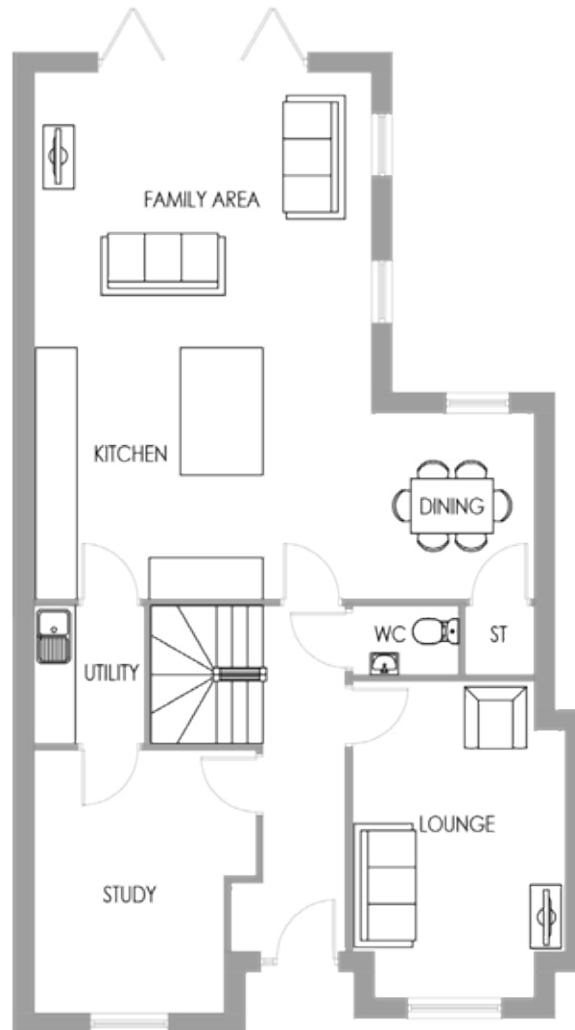
The upstairs offers tiled bathrooms and quality carpets throughout.



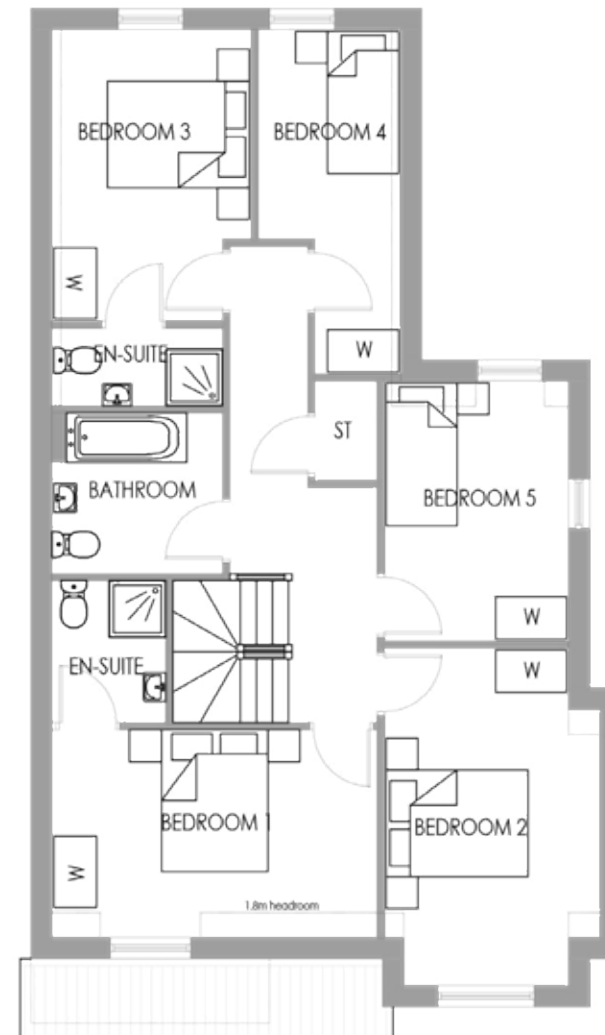
House type B

House type B offers the same specification as A with a different configuration. In B the utility room is found adjacent to the kitchen with access to the WC from the hallway. In house B the master bedroom is located at the front of the house

Ground floor



Upstairs



Site layout







For more information or to arrange
a viewing please contact:

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