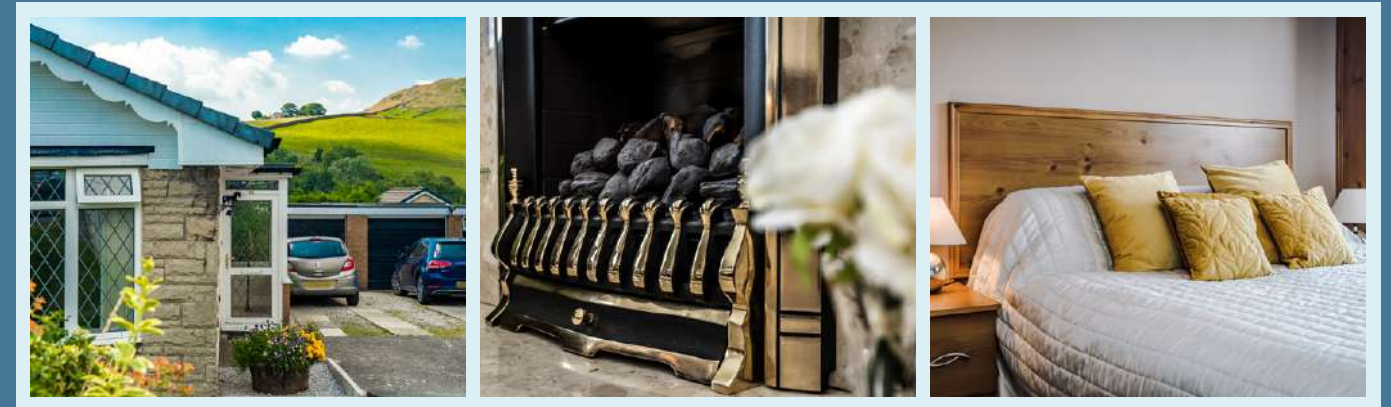




# 44 Kingston Crescent

— HELMSHORE —





## 44 Kingston Crescent

HELMSHORE

Basking in countryside and set beneath the friendly outline of Tor Hill, No. 44, Kingston Crescent, in the sought-after village of Helmsore, is a home where relaxation begins before you even set foot through the front door.

Park up in the garage and soak up the peace and quiet of this home's tranquil setting, before making your way to the front entrance.

Step into the porch, where diamond leaded windows deliver light and views through. Tiled flooring is practical underfoot, whilst stone quoins in the walls are an attractive feature.



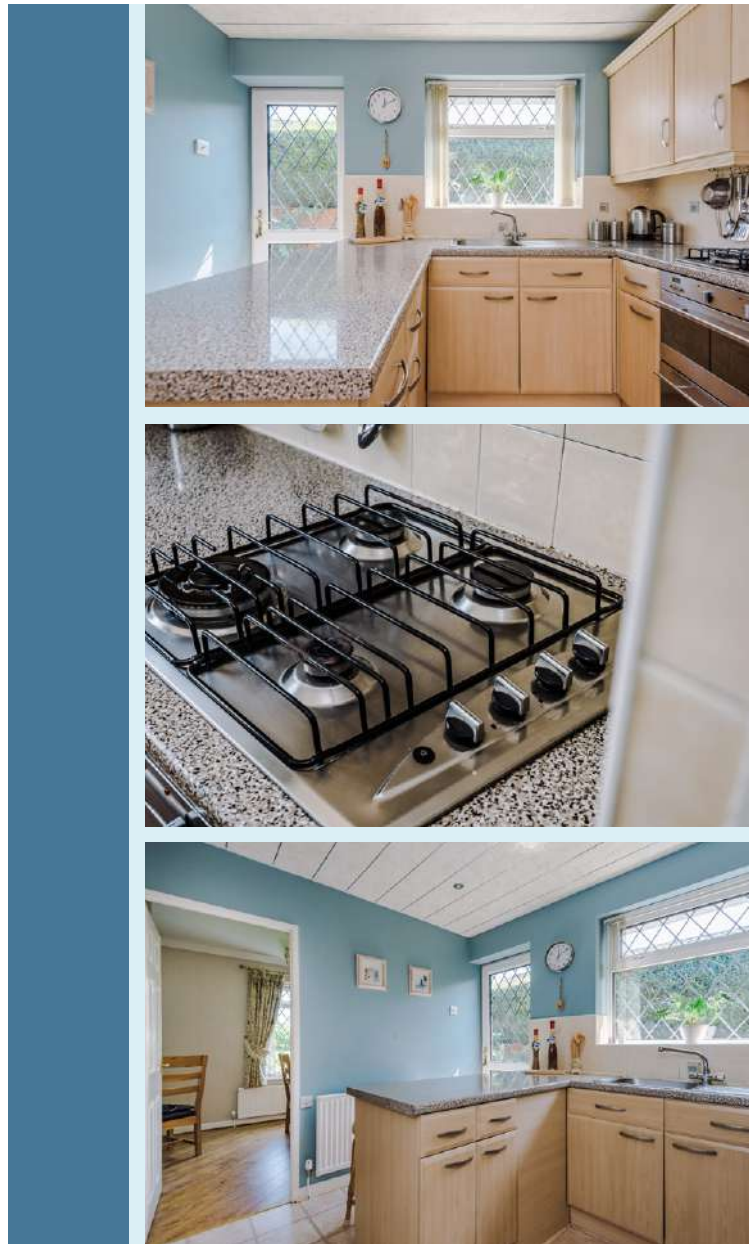
## Flowing Spaces

Welcome home. From the porch, step into a broad and bright entrance hall, where the warm and inviting lounge is located through the first door on the left. A soft, neutral palette dresses the walls, with brown carpet underfoot. In wintertime, return home and curl up in front of the coal-effect gas fire.

Light streams in through two windows, as the living room wraps around into a dining room, with diagonally styled solid wood flooring underfoot. Framing views over the front garden and quiet neighbourhood beyond, the window captures a slice of the peace and quiet life that Kingston Crescent affords.







## Delightful Dining

Flow through onto the tiled floor of the kitchen where integrated appliances include a fitted fridge-freezer, professionally-cleaned electric oven and gas hob and there is plumbing for a dishwasher and washing machine.

Enjoy a snack at the breakfast bar or sit with a glass of wine and chat as the evening meal is prepared. Storage is found beneath and above the worktops and beneath the breakfast bar, ensuring plenty of space for all your kitchen utensils and essentials.



## Rest & Refresh

Returning to the carpeted entrance hall, discover the blissful bedrooms awaiting you at No. 44.

First, make your way through to the third bedroom, a comfortable double bedroom, currently accommodating a single, with a selection of fitted wardrobes and a mirrored dressing table at the end of the bed. An ideal bedroom for a grandchild or even to serve as a nursery, or home office. Light fills the room from the large window.

Directly across from this bedroom, discover the family bathroom, tiled to the walls and featuring a bath with overhead shower and shower head attachment to the tap alongside a wash basin.

Handily located next door is the separate WC, tiled in a matching terracotta toned tile underfoot.

Continue next door into the main bedroom, where idyllic views of the fields and fell greet you from the window; a joy to wake up to. The double bed sits within an array of fitted wooden wardrobes, drawers and dressing table for all your storage needs.







# A Room with a View

Wrapping around from the master, flow through to a space once comprising the second bedroom, now cleverly converted to create a hallway leading to a sunny conservatory, from where views of Tor Hill seem to enter the room directly, blurring the boundary between the indoors and out.

From the hallway, a sliding door opens to the second bedroom, still a sizeable double bedroom, and dressed in soothing lavender tones. With ample space for a double bed and wardrobe, an internal window delivers light and views through. An ideal bedroom and attached independent living room, perhaps, for an older relative.



# Sunny Haven

From the conservatory, step outside and down into the sunny, south-facing garden, screened by mature hedging and soaking up idyllic views over the surrounding countryside and Tor Hill. Enjoy barbecues on the paved patio with family and friends, whilst children and pets play on the low-maintenance lawn below.



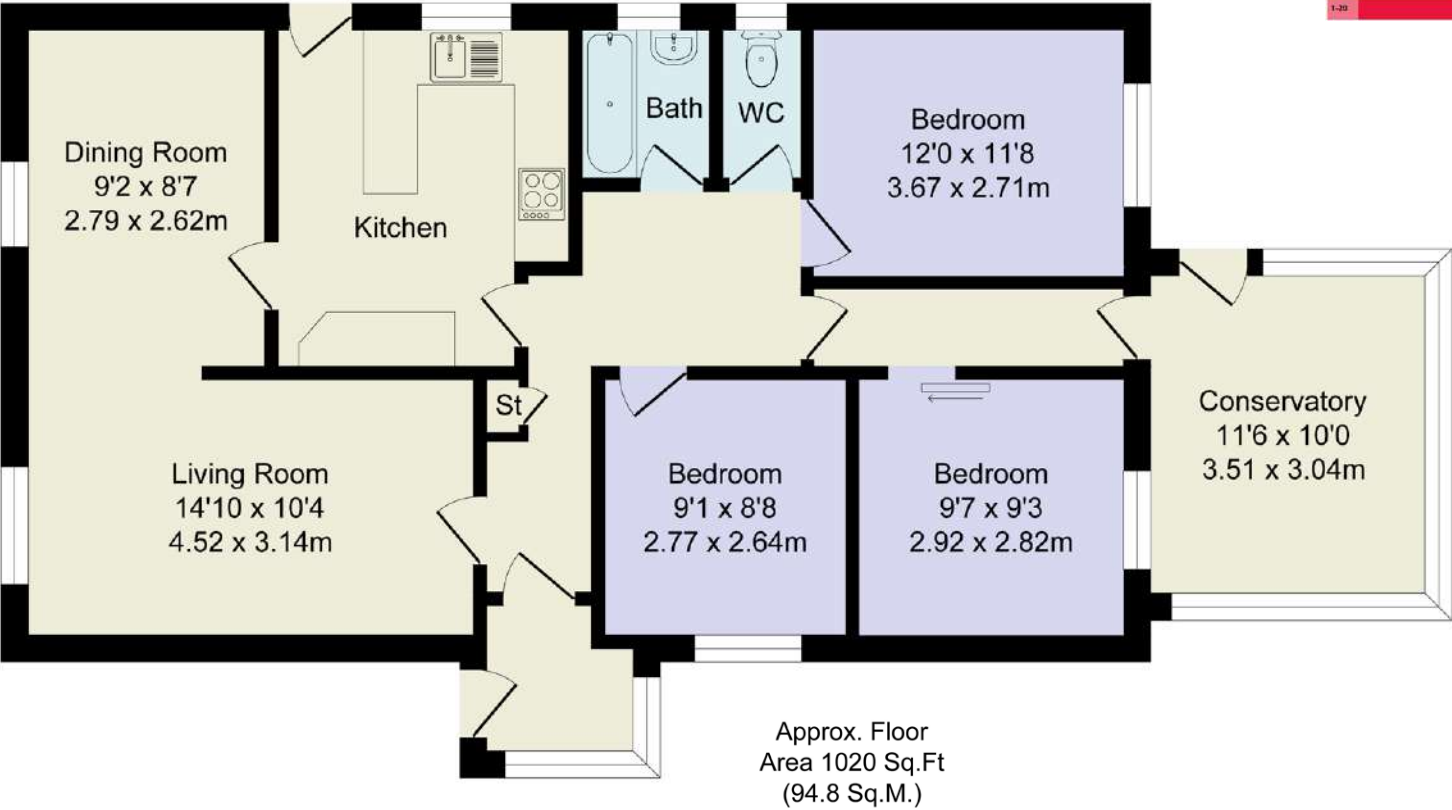


# 44 Kingston Crescent

HELMSHORE

Total Approx. Floor Area 1020 Sq.ft. (94.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



## Out & About

A quiet village steeped in local history, Helmshore is nestled within the Rossendale Valley. Pay a visit to the Helmshore Mills Textile Museum, where Lancashire's industrial past is brought to life through a multi-sensory experience.

An important educational experience for children, the noisy "clicks, clunks, thumps and distinctive scents" are sure to transport you to another era.

Explore the serene walking trails and wildlife at nearby Calf Hey Reservoir; or stroll along the shores of the nearby River Ogden.

Families are well served by nearby Helmshore Primary School, less than a five-minute walk from the doorstep. St Veronica's Roman Catholic Primary School is also within easy walking distance, whilst St Thomas Musbury church is just a short stroll up the road.



A number of shops and grocers are close by, with the Helmshore Farmer's Market, Post Office and dry cleaners all within walking distance.

Dine out at nearby restaurants The Station, The Village Store or enjoy a coffee at Café Pearsons and a pint at your local pub, The Robin Hood Inn, overlooking the river.

Rossendale Golf Club is also close by, whilst children can enjoy a play at the nearby Snig Hole Park.

Surrounded by both greenery and friendly village amenities, No. 44, Kingston Crescent is an oasis of calm in the hustle and bustle of modern life. Seek sanctuary within its warm and friendly walls.



