



- Semi Detached Property
- Three Bedrooms
- Downstairs WC
- Lounge & Dining Kitchen
- Bathroom
- Parking & Garden
- Countryside Views
- Sold As A 70% Share

14 Weavers Fold
Blackburn, BB2 7FR

£161,000

A well presented three bedroom semi detached property, located in the village of Mellor. With stunning countryside views, this property which is being sold as a 70% share, comprises of an entrance hall, downstairs WC, lounge and dining kitchen. To the first floor there are three good sized bedrooms and a bathroom. Externally there is a driveway to the front, providing off road parking, whilst to the rear there is an enclosed garden, which is low maintenance and has a stunning open aspect. Rent, service charge and insurance £264.86 PCM. N.B. Local restriction and section 106 applies.

Ground Floor

Entrance Hall 18' 11" x 3' 5" (5.76m x 1.04m)

Radiator, storage cupboard, stairs to first floor.

Downstairs WC 6' 1" x 2' 7" (1.85m x 0.79m)

Low level WC, wash basin, radiator, window to front.

Lounge 15' 3" x 10' 3" (4.64m x 3.12m)

Radiator, windows to the side and front.

Dining Kitchen 16' 6" x 12' 0" (5.03m x 3.65m)

Range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, space for washing machine and fridge freezer, spot lighting, radiator, window to rear and side, French doors to garden.



First Floor

Landing

Bedroom One 15' 6" x 10' 5" (4.72m x 3.17m)

Radiator, window to rear.

Bedroom Two 11' 5" x 9' 8" (3.48m x 2.94m)

Radiator, storage cupboard, window to front.

Bedroom Three 10' 2" x 6' 6" (3.10m x 1.98m)

Radiator, window to rear.

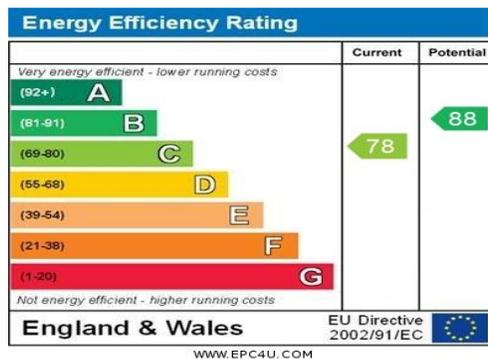
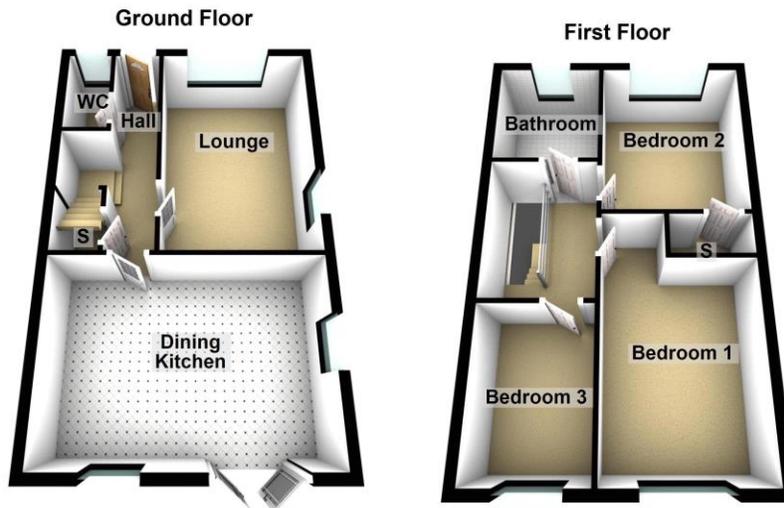
Bathroom 8' 3" x 6' 4" (2.51m x 1.93m)

Low level WC, wash basin, panelled bath with shower over, radiator, spot lighting, storage cupboard, window to front.

Externally

Externally there is a driveway to the front, providing off road parking, whilst to the rear there is an enclosed garden, which is low maintenance and has a stunning open aspect.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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Plumlife Move, Armitt House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: move@plumlife.co.uk

www.plumlifemove.co.uk