


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Chapel Street, Worsthorne, BB10 3NR

£159,950

A BRIGHT AND NEUTRALLY PRESENTED, TWO BEDROOMED END TERRACED COTTAGE IN THE BEAUTIFUL VILLAGE OF WORSTHORNE!

Presented to the market in a highly regarded location, stands this quaint and characterful, two bedroom end terraced home. The property is located in the heart of Worsthorne, within walking distance of schools, amenities and not far from transportation links to Burnley and Nelson, ideally suited to a couple, first time buyer or small family. With a neutral interior presentation, the property is a blank canvas and comprises briefly;

Entrance into a porch which guides you into a generously sized reception room. The reception room houses a staircase to the first floor and has a door leading to a fitted kitchen. The first floor offers two bedrooms and a three piece bathroom suite.

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 2  1  1  D

- Exquisite End Terrace Cottage
 - No Chain Delay
 - Viewing Essential
 - EPC Rating D
- Two Bedrooms
 - Modern Fitted Dining Kitchen
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Sought After Location
 - Council Tax Band B

Ground Floor

Entrance Vestibule

4'6 x 4'0 (1.37m x 1.22m)

UPVC double glazed frosted front door, hardwood single glazed window, tiled flooring and hardwood single glazed door to reception room.

Reception Room

15'1 x 15'1 (4.60m x 4.60m)

Two UPVC double glazed windows, central heating radiator, exposed beams, television point, integrated storage, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

15'0 x 7'0 (4.57m x 2.13m)

UPVC double glazed frosted window, central heating radiator, range of matte wall and base units with laminate work surfaces, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge, plumbing for washing machine, Main Eco boiler, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'3 x 5'10 (2.21m x 1.78m)

Loft access, smoke detector, doors to two bedrooms and sliding door to bathroom.

Bedroom One

15'0 x 11'7 (4.57m x 3.53m)

Three UPVC double glazed windows and central heating radiator.

Bedroom Two

10'8 x 7'7 (3.25m x 2.31m)

UPVC double glazed window, central heating radiator, integrated shelving and over stairs storage.

Bathroom

7'2 x 4'7 (2.18m x 1.40m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower and traditional taps, tiled elevations and wood effect laminate flooring.

Rear

Access to shared street.



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