



Falcon & Foxglove

33 Church Square, Worsthorne BB10 3NH



Situated in the village of Worsthorne is this three bedroom detached property which is one of the oldest in the village. Comprising of a spacious lounge, dining room, breakfast kitchen, downstairs w.c. and first floor family bathroom. The property benefits also from double glazing, gas central heating, private drive, front & rear gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Three Bedrooms**
- **Spacious Lounge**
- **Dining Room**
- **Breakfast Kitchen**
- **Downstairs W.C.**
- **EPC Rating E**
- **Leasehold (800+ Years)**
- **Council Tax Band D**
- **Private Garden & Parking**
- **Village Location**

£365,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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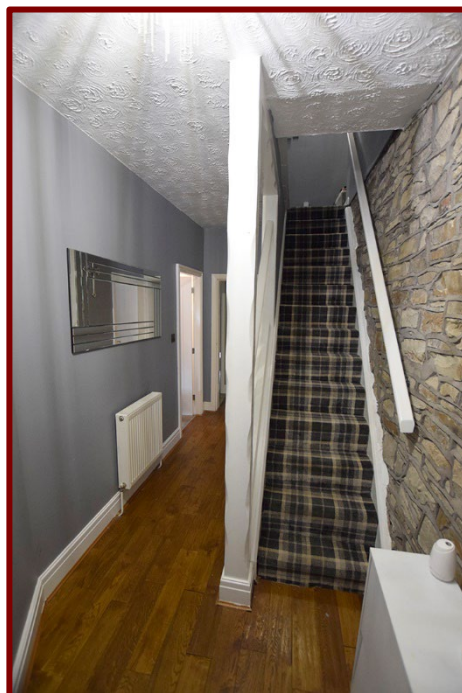


Entrance Hall
5.73m x 1.95m (18ft 9" x 6ft 4")

Wood flooring

Open stone work

Central heating radiator



Lounge
5.66m x 4.51m (18ft 6" x 14ft 9")

Double glazed French Doors leading to the garden

Double glazed window to the front of the property

Feature wood and stone fire place with dual fuel stove

Wall lights

Carpeted flooring

Central heating radiator

TV & telephone points

Wood beams



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Kitchen

4.60m x 3.00m (15ft 1" x 9ft 10")

Double glazed windows to the side and rear of the property

Fitted wall and base units with breakfast bar

Laminate work surfaces

Ceramic sink unit

Flavel dual fuel cooker

Integrated dishwasher

Integrated fridge and freezer

Plumbing for automatic washing machine

Central heating boiler and radiator

Tiled flooring



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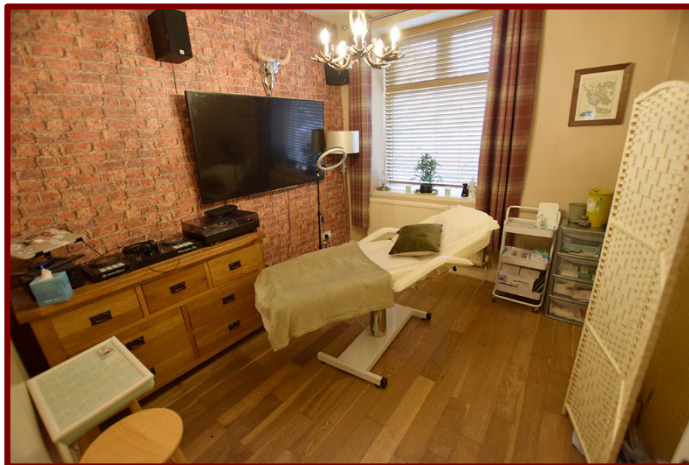
Dining Room
3.30m x 2.93m (10ft 10" x 9ft 7")

Double glazed window to the side of the property

Wood flooring

Central heating radiator

TV point



Downstairs W.C.
2.04m x 0.79m (6ft 8" x 2ft 7")

Double glazed window to the rear of the property

Pedestal hand wash basin and low level w.c.

Tiled flooring



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Landing
2.03m x 1.81m (6ft 7" x 5ft 11")

Carpeted flooring

Loft access (Ladder and boarded)

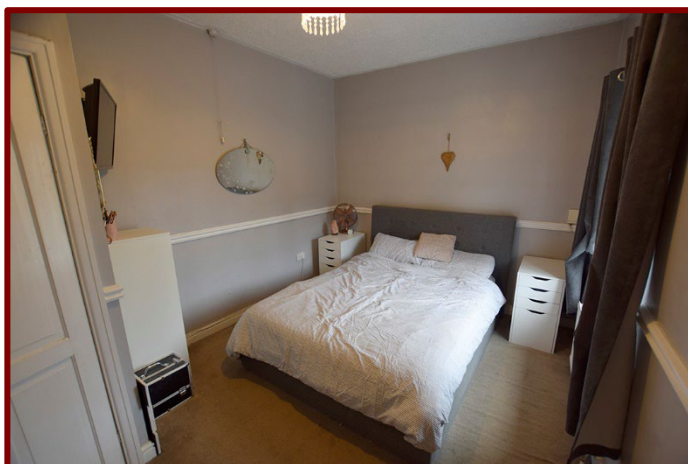
Bedroom One
3.96m x 3.00m (12ft 11" x 9ft 9")

Double glazed window to the rear of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



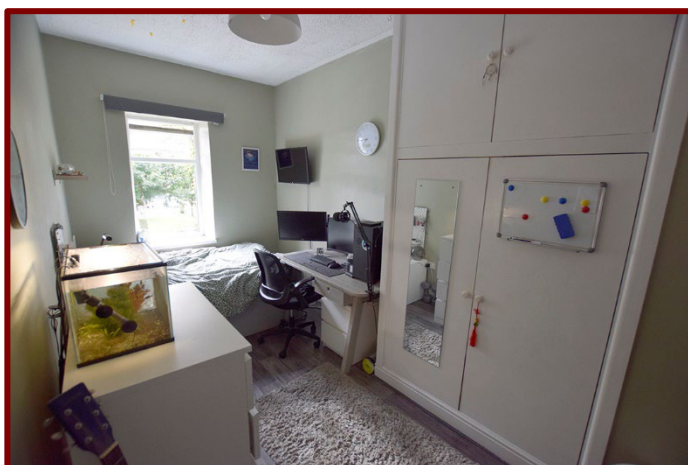
Bedroom Two
4.53m x 2.29m (14ft 10" x 7ft 6")

Double glazed window to the front of the property

Wood flooring

Fitted wardrobes

Central heating radiator



Bedroom Three
3.51m x 2.41m (11ft 6" x 7ft 11")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



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Bathroom

2.84m x 2.69m (9ft 3" x 8ft 9")

Double glazed frosted window to the front of the property

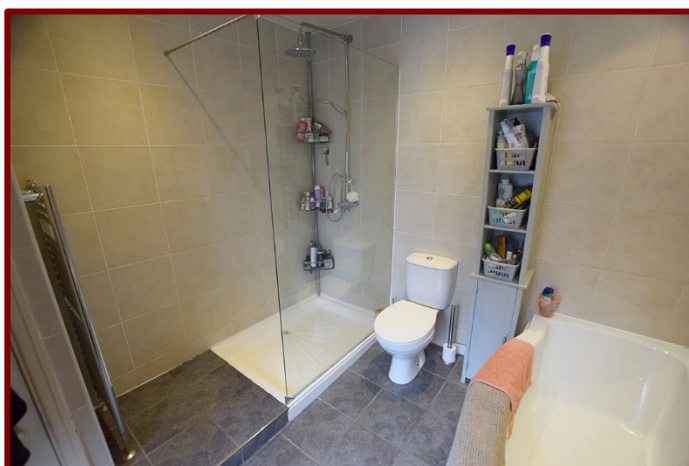
Panelled bath

Walk in shower cubicle with thermostatic shower

Pedestal hand wash basin and low level w.c.

Tiled walls and flooring

Towel radiator



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Garden

Indian paved patio areas

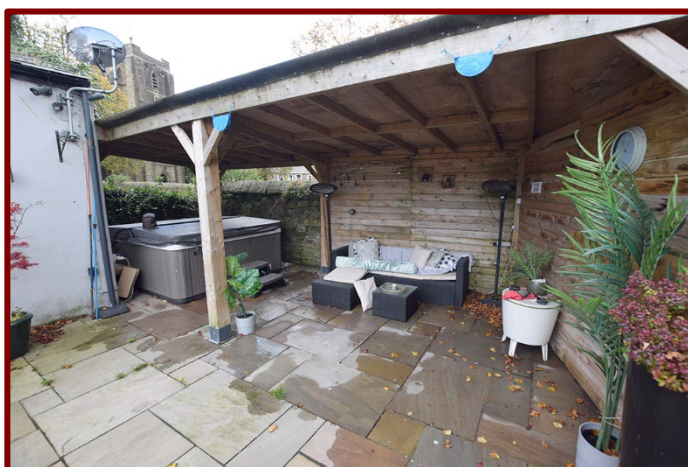
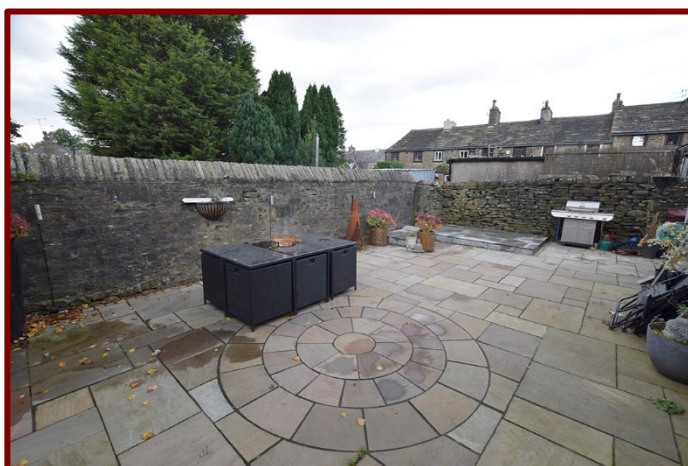
Gazebo

Hot tub

Raised patio area

Hot & Cold water

Power outlets



Exterior

Electric charging outlet

Stone Outbuilding



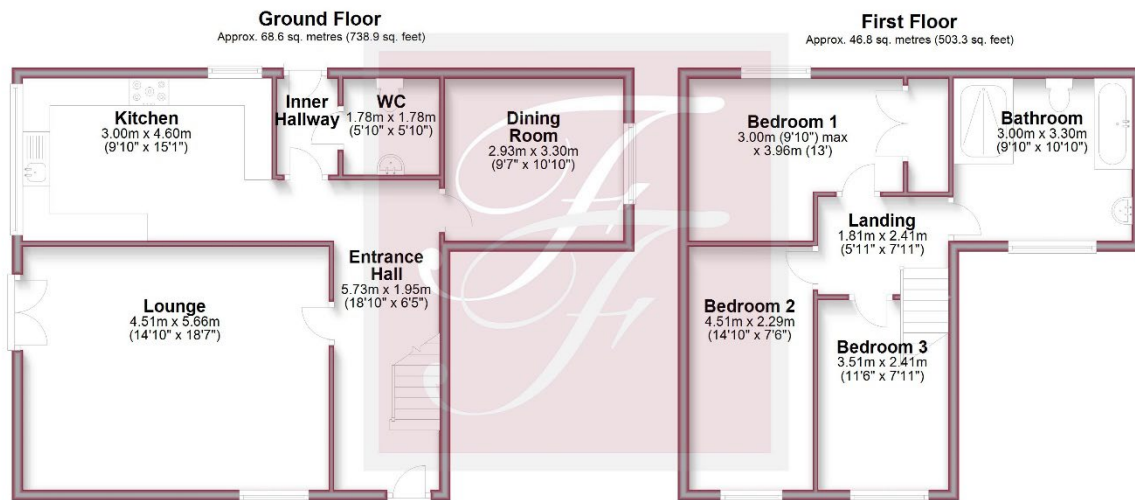
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Total area: approx. 115.4 sq. metres (1242.2 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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