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ESTATE AGENTS



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Lower Wilworth, Blackburn

*** CHARMING AND CHARACTERFUL COTTAGE IN PLECKGATE ***

Nestled among a row of terraces, Curtis Law Estate Agents proudly present this delightful mid-terrace cottage, now available for sale within an idyllic location. Brimming with character and retaining its original features, this property has been meticulously cared for, showcasing the pride of the current homeowner. Providing an excellent layout, this residence features a snug living room, a beautifully fitted kitchen, two generously sized bedrooms, and a three piece bathroom suite. Those seeking a serene and private location within a highly sought after area would be perfectly suited to this stunning home.

This property is located in Pleckgate and benefits from being close to a variety of amenities as well as highly regarded schools with Holy Souls R C Primary School and St Gabriels C Of E Primary School being a stones throw away. There are also excellent bus routes and motorway links along with Ramsgreave and Wilsphire train station which is a five minutes drive away, providing transport to Blackburn Town Centre, Clitheroe, Preston and beyond.

Get in contact with our sales team to arrange a viewing!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Charming Stone Built Terrace Cottage
- Quiet & Private
- Envious Views Of The Surrounding Countryside
- Two Bedrooms
- Close To Local Amenities
- Council Tax Band B
- Pleckgate Location
- Ideal Downsize
- Freehold

Offers over £160,000

Lower Wilworth, Blackburn

Ground Floor

Entrance Vestibule

Composite front door to vestibule, uPVC double glazed window, stable door into lounge, tiled original flooring.

Living Room

16'3" x 11'1" (4.97m x 3.39m)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, television point, door to kitchen, stairs to first floor, carpeted flooring.

Kitchen

16'3" x 5'3" (4.97m x 1.62m)

Two hardwood double glazed windows, a range of wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven with induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, ceiling light fitting, central heating radiator, door to under stair storage, tiled flooring.

First Floor

Landing

Ceiling light fitting, ceiling mount-flow extractor fan, doors to two bedrooms and a three piece bathroom suite, carpeted flooring.

Bedroom One

16'5" x 8'11" (5.02m x 2.73m)

Two uPVC double glazed windows, ceiling light fittings, central heating radiator, fully fitted bedroom furniture, carpeted flooring.

Bedroom Two

9'3" x 7'9" (2.82m x 2.37m)

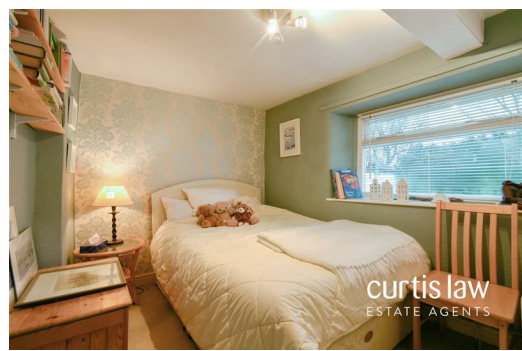
Hardwood double glazed window, ceiling light fitting, central heating radiator, fully fitted bedroom furniture, carpeted flooring.

Bathroom

5'10" x 5'2" (1.79m x 1.60m)

Hardwood double glazed window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with electric feed waterfall effect shower, ceiling light fitting, chrome central heating towel rail, wood flooring.

External



Front

Gated courtyard, path to front door.

Rear

Shared parking for residents.

Agents Notes

Property Type: Terrace cottage

Property Construction: Stone

Water Supply: United Utilities

Electricity Supply: Norweb

Gas Supply: Norweb

Sewerage: Unknown

Heating: Gas central heating

Broadband: Good

Mobile Signal: O2 - good, EE - good

Parking: Shared parking to the rear

Building Safety: No

Rights & Restrictions: None

Flood & Erosion Risks: Solid flooring

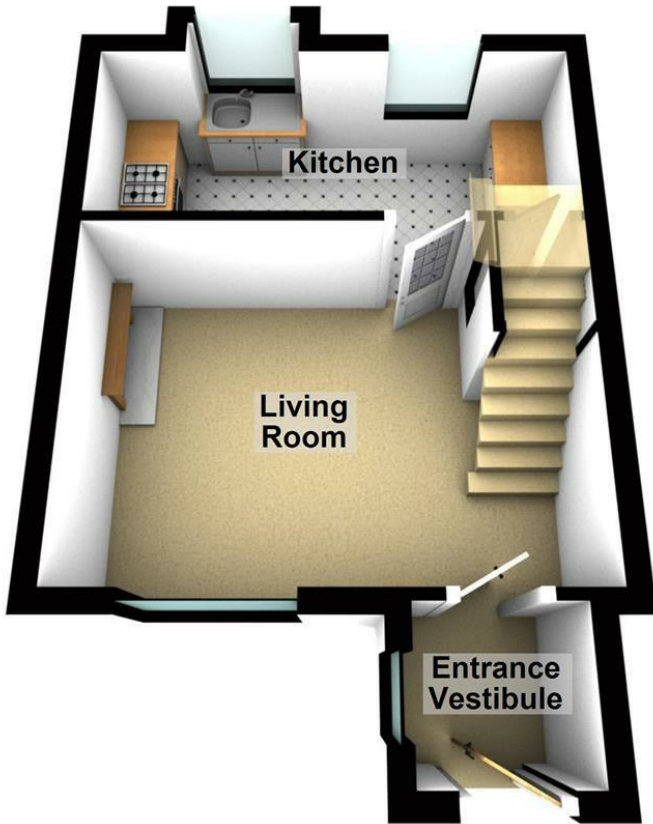
Planning Permissions & Development Proposals: Extend 3mx3m to the rear

Property Accessibility & Adaptions: Access to property from a country lane with parking at rear

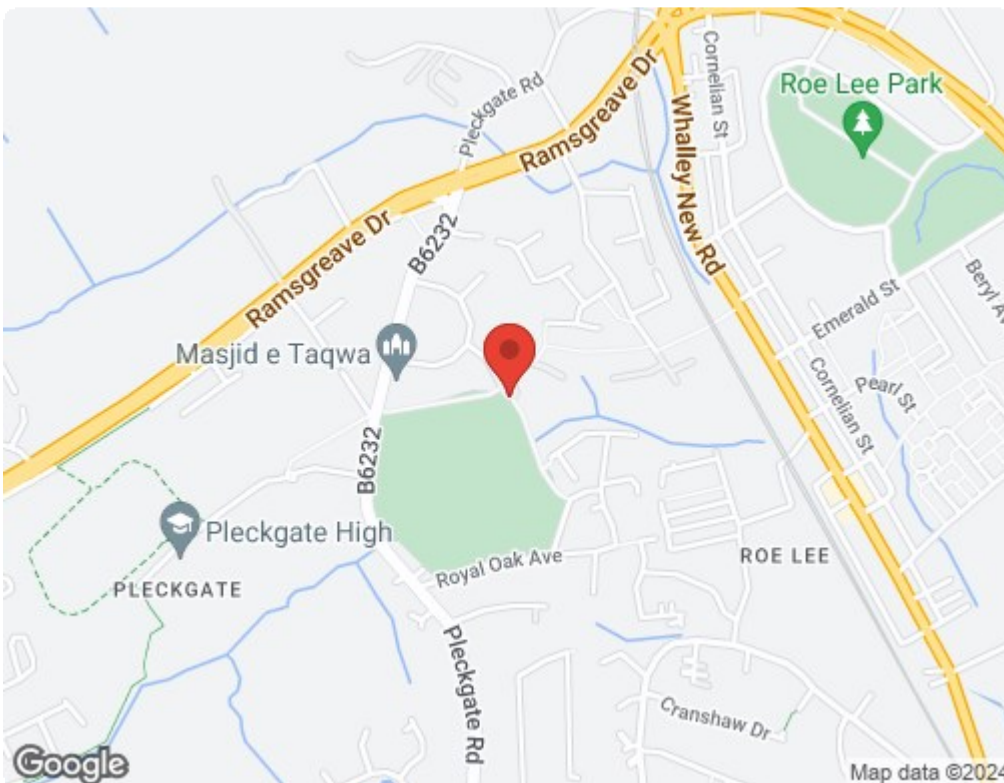
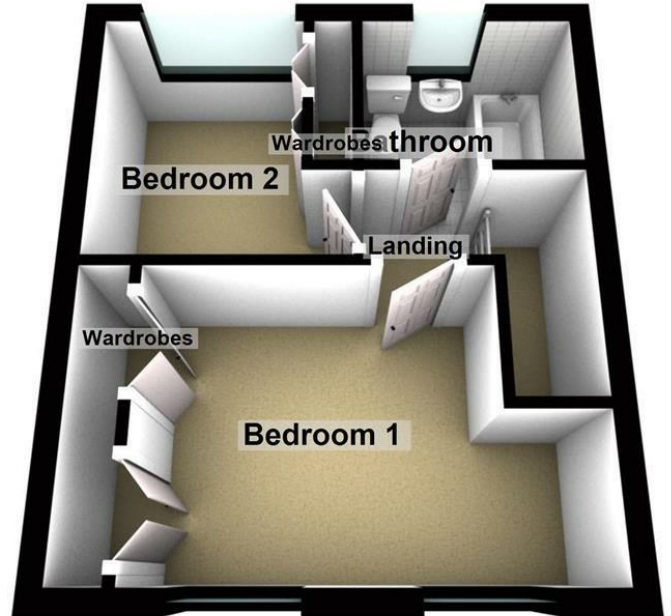
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC