




**BRITISH
PROPERTY
AWARDS**
2023
★★★★★
SILVER WINNER
ESTATE AGENT
IN NORTH WEST
(LANCASHIRE)


**BRITISH
PROPERTY
AWARDS**
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY


**BRITISH
PROPERTY
AWARDS**
GOLD WINNER
ESTATE AGENT

FARDELLA

**FARDELLA
& BELL**



Butchers Farmhouse Ormerod Street, Worsthorne

Fixed Price **£385,000**



Butchers Farmhouse Ormerod Street

Worsthorne, Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3 Bedroom Detached Farmhouse
- New Roof
- 2 New Bathrooms
- New Kitchen with Granite Surfaces & Aga
- Garden Plot
- Off Road Parking
- Village Location
- Conservation Area
- Character Property



Entrance hallway

Laminate flooring, exposed beams, matting to the floor next to the front door, ceiling light point and stone staircase to the first floor.

Lounge

Exposed beams to the ceiling, LVT flooring, two uPVC double glazed windows, radiator, multi fuel stove with wooden mantle and tiled surround, TV point and two ceiling light points.

Downstairs shower room

Tiled flooring, tiled walls, illuminated mirror, vanity units with sink and chrome mixer tap, two uPVC frosted windows, spotlights to the ceiling, shower enclosure with chrome mains fed shower and push button WC.

Kitchen

Spotlights to the ceiling, exposed beams, a mixture of wall and base units, inbuilt hide and slide double oven, integrated fridge / freezer, island with breakfast bar, induction hob, freestanding original oil fired AGA , TV point, uPVC double glazed window, sink with chrome mixer tap and granite work surfaces.

Landing

uPVC double glazed window, fitted carpet and ceiling light point.

Bedroom one

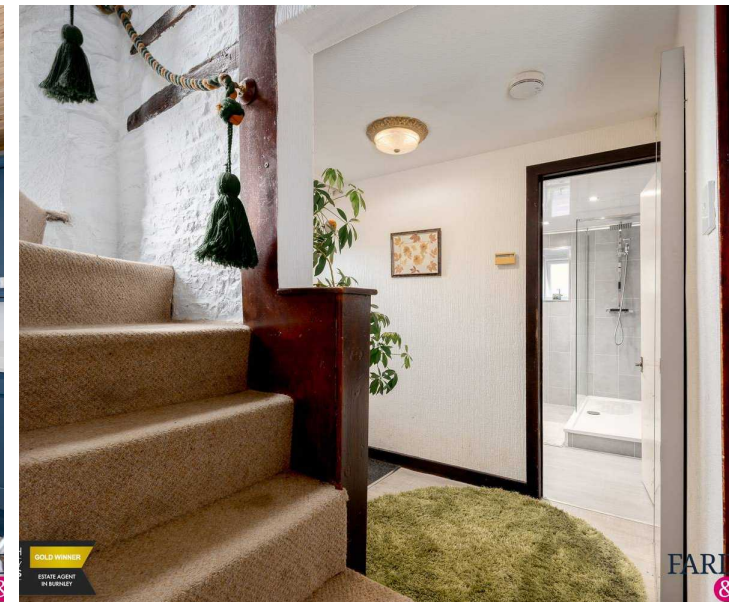
Exposed beam, uPVC double glazed mullion window, TV point, fitted carpet, radiator and fitted storage.

Bedroom two

uPVC double glazed window, fitted carpet, ceiling light point, radiator and fitted storage.

Bedroom three

uPVC double glazed window, radiator, loft access point, fitted carpet and ceiling light point.



Bathroom

Wet wall panelling, spotlights to the ceiling, laminate flooring, push button WC, vanity unit with sink and chrome mixer tap and free standing bath with chrome mixer tap.

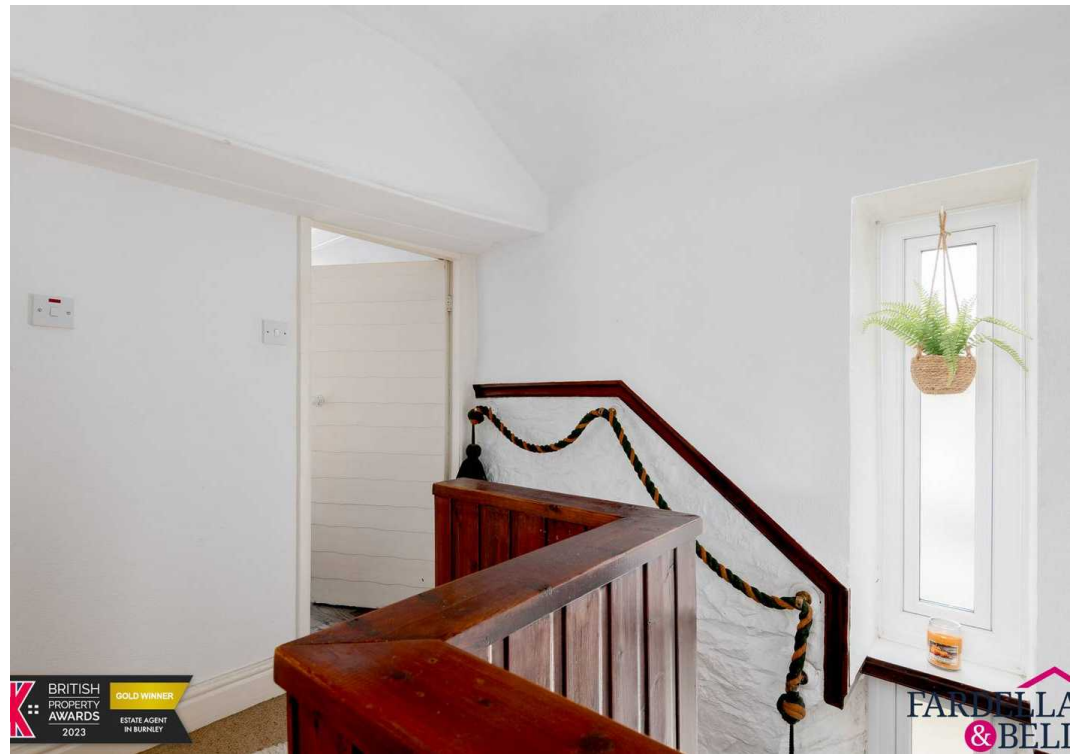
External

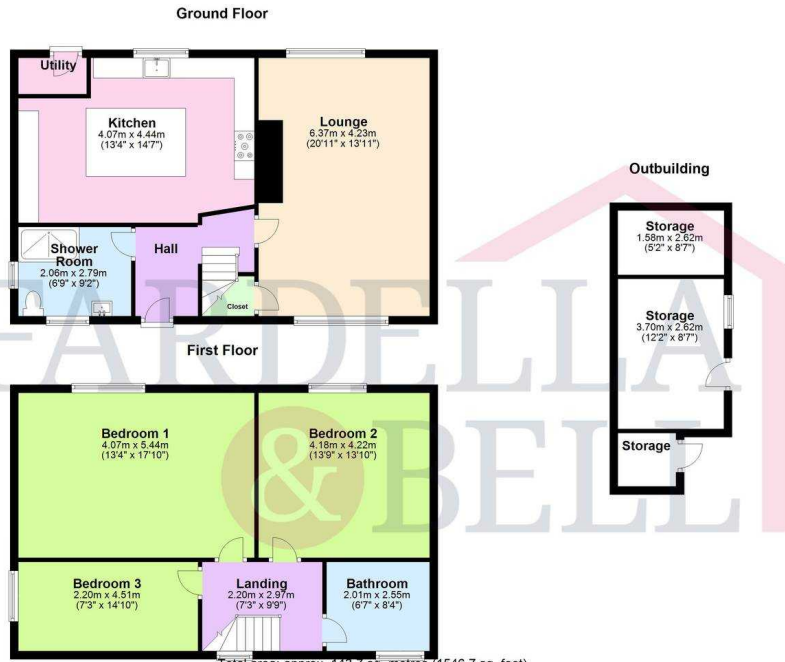
Front - The front of the property features a driveway surrounded by a charming stone wall and plenty of space to hold several vehicles. Rear and Side - The rear and side of the property include an outhouse with electricity for convenient storage, a spacious lawn area, walled boundaries, side gate access from the road, and mature bushes and shrubs for added privacy and greenery.

Consumer Protection Regs

The tenure of this property is 'Freehold' and the Council Tax Band is 'C' The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative. Parking - Driveway Rights and easements - Unknown by vendor Restrictions - In a protected conservation area Building safety - No visible risks Accessibility/Adaptations - No adaptations Utility supply - Mains gas, electric and water. Coastal erosion risk - None Planning permission - None on the property, but within close proximity to the property is a New Build residential site in the Village. Flood Risk - Low Coalfield or mining area - Unknown by vendor







Total area: approx. 143.7 sq. metres (1546.7 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own (dispositions).

Plan produced using PlanUp.

Butchers farmhouse



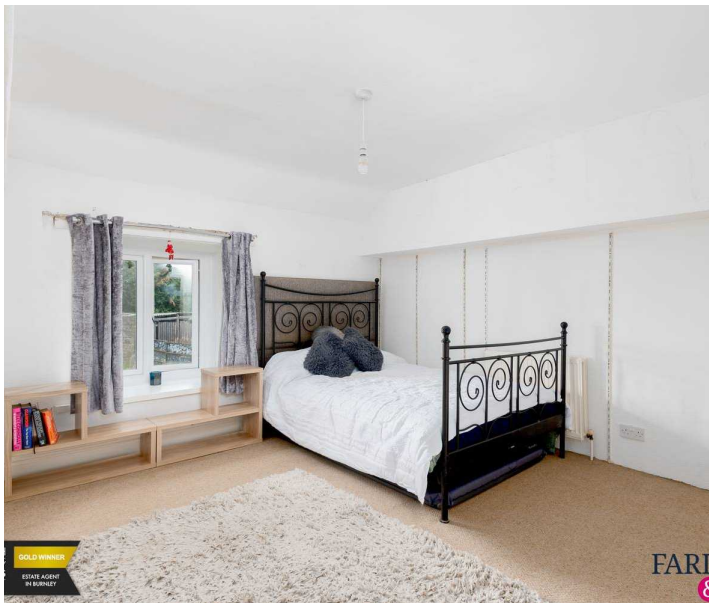


 BRITISH
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AWARDS
2023
GOLD WINNER
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IN BURNLEY

 FARBELLA
BELL

DRIVEWAY

2 Parking Spaces



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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

