



 BRITISH PROPERTY AWARDS GOLD WINNER

 FARDELLA

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# Cemetery Lodge House Whalley New Road, Blackburn

Fixed Price £379,950



# Cemetery Lodge House Whalley New Road

Blackburn, Blackburn

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Detached Gothic Style Inspired
- 3 Bedrooms + Study
- 2 Reception Rooms
- Cellar & Downstairs WC
- Outstanding Features
- Off Road Parking for 3 vehicles
- Set in Cemetery Grounds
- Private Gardens
- Courtyard
- Gas Central Heating



### Entrance Porch

Entering the property through the original wooden front door into the entrance porch with tiled flooring and gorgeous original stone features.

### Entrance Hallway

Leading from the entrance porch into the hallway there is an open balustrade pine feature staircase and dado rail, parquet flooring, central heating radiator, ceiling light point and a useful storage cupboard. There are also vents in the hallway for a diesel-powered night heater. These heaters are a super reliable way of providing an additional amount of heat to any space.

### Dining Room

Entering the dining room there are original gothic style windows, feature fireplace with wooden mantle and tiled hearth. Dado rail that leads round the entire room, ceiling light point, central heating radiator, solid pine wooden flooring and coving to the ceiling.

### Office/Study

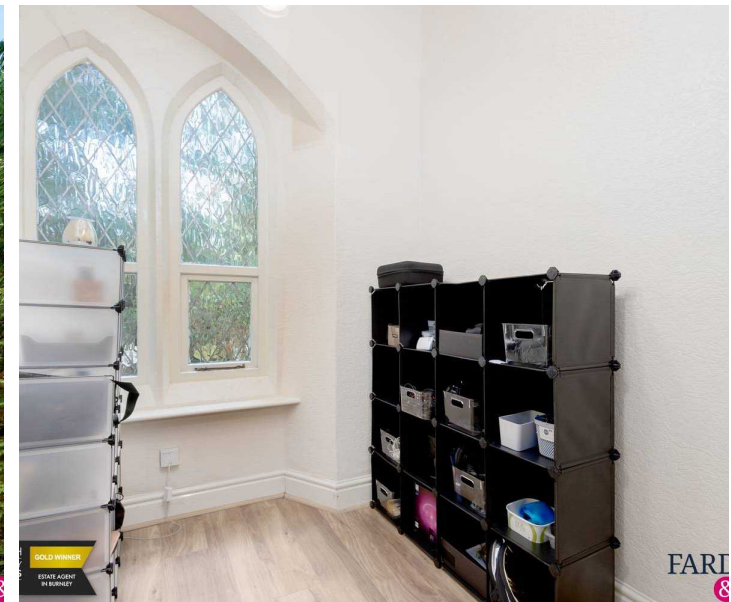
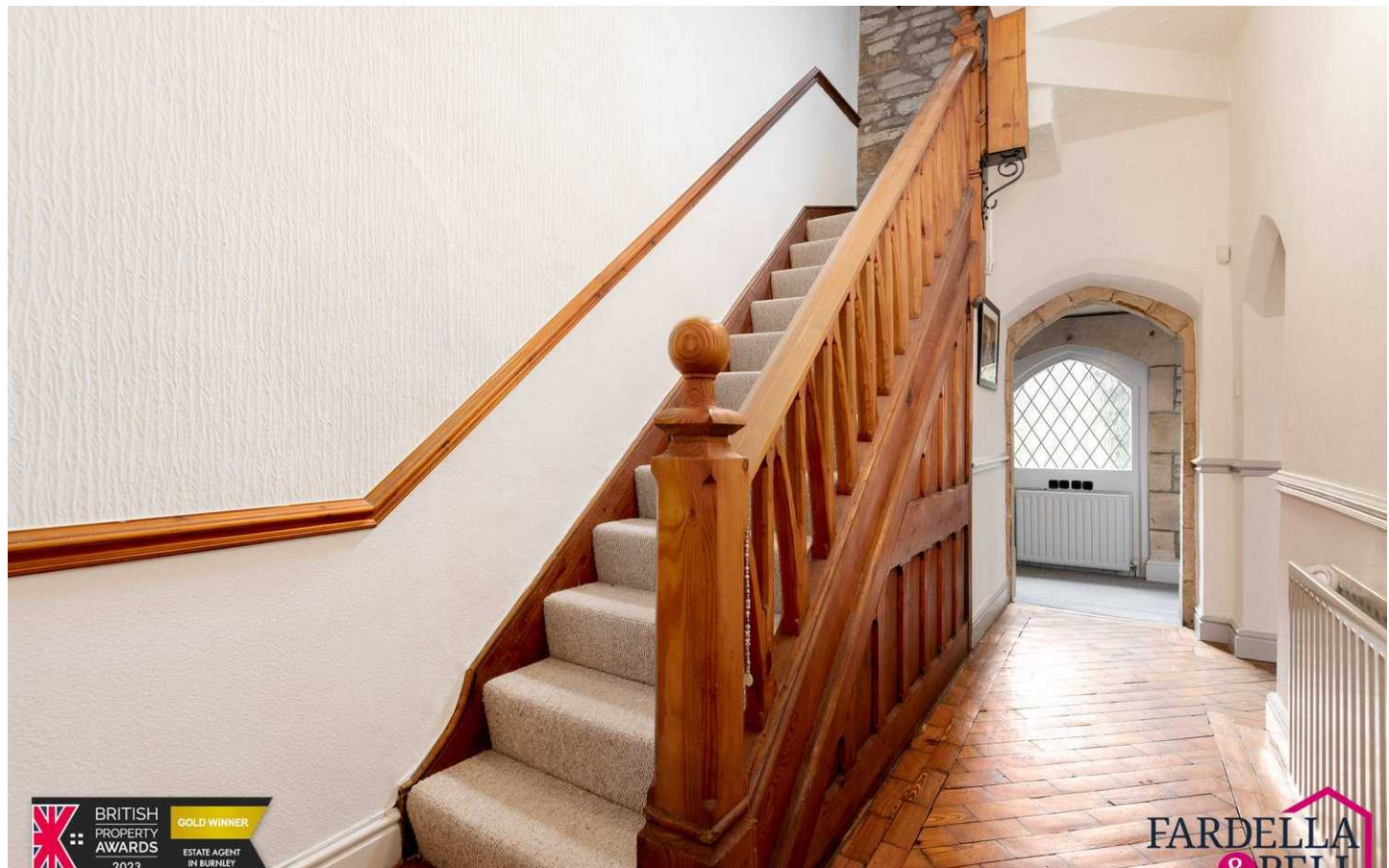
This is an ideal space which is currently utilised as an office. With gothic style leaded windows, ceiling light point, laminate flooring and central heating radiator.

### WC

A larger than most downstairs wc, gothic style leaded windows providing lots of light, ceiling light point, central heating radiator, vinyl flooring, low level wc and vanity style sink unit with chrome mixer taps.

### Kitchen

Leading from the entrance hallway into the kitchen, there are three windows, ceiling light point, central heating radiator, coving to the ceiling, tiled floor and a mix of wall and base units with solid beach wooden work surfaces. There is a free-standing gas oven and hob, 1.5 pot sink with chrome mixer taps, breakfast bar area, space for a fridge freezer and dishwasher. Walls are partially tiled throughout.



## Living Room

This room is the heart of the family home, with unrivalled space, two gothic style windows one being a bay window where a dining table has been thoughtfully placed to maximise and take in those views to the rear. Benefitting from a gas effect log burner with a marble hearth surround and mantle, two central heating radiators, large ceiling chandelier, coving, dado rail, fitted carpet and TV point.

## Utility Room

Another practical room in the property, with leaded window, ceiling light point, central heating radiator, vinyl flooring, mixture of wall and base units with wood effect laminate work surfaces, sink and chrome mixer taps. There is also plumbing points for washing machine, space for tumble dryer and a fridge freezer.

## Cellar

Accessed via the downstairs entrance hallway, with wooden steps lead down into the cellar there are lighting points and power points, including various storage areas. There is a section currently used for gym equipment and another used as general storage.

## Landing

To the first-floor landing, there is a solid pine original open balustrade staircase, with fitted carpet, dado rail, central heating radiator, original exposed stone wall, two ceiling light points and useful storage shelving.

## Bedroom One

This main bedroom is just breath taking, flooded with natural light from both windows, this is something we dream of waking up to everyday and could soon be your reality. With ceiling light point, enough space to hold a super king size bed, fitted carpet, tv point and two central heating radiators.



### Bedroom Two

This is another room of large proportions, with gorgeous gothic style windows with wooden shutters, tv aerial point, ceiling light point, fitted carpet and central heating radiator.

### Bedroom Three

Located to the rear aspect, another double bedroom with two window points, tv aerial point, ceiling light point, fitted carpet and central heating radiator.

### Family Bathroom

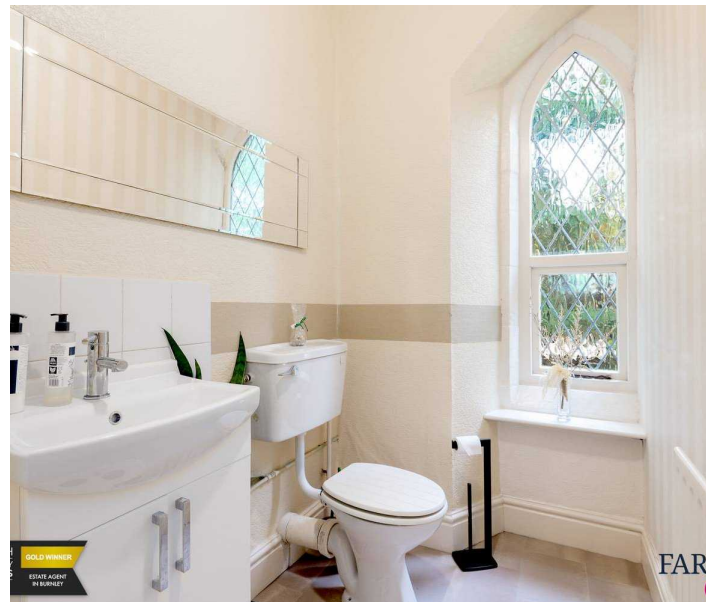
This is a fabulous and well thought out room, with feature gothic style window, ceiling light point, corner shower cubicle with mains fed overhead power shower, chrome fittings and glass doors. There is a sink with vanity unit, chrome taps, freestanding slipper bath with chrome floor standing bath filler, solid pine wooden flooring and partially tiled walls.

### Tenure and Council Tax

We have been advised that the tenure of this property is 'Freehold' and the Council Tax Band is 'E'. The property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

### Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order







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2023

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ESTATE AGENT  
IN BURNLEY

FARDELLA  
& BELL

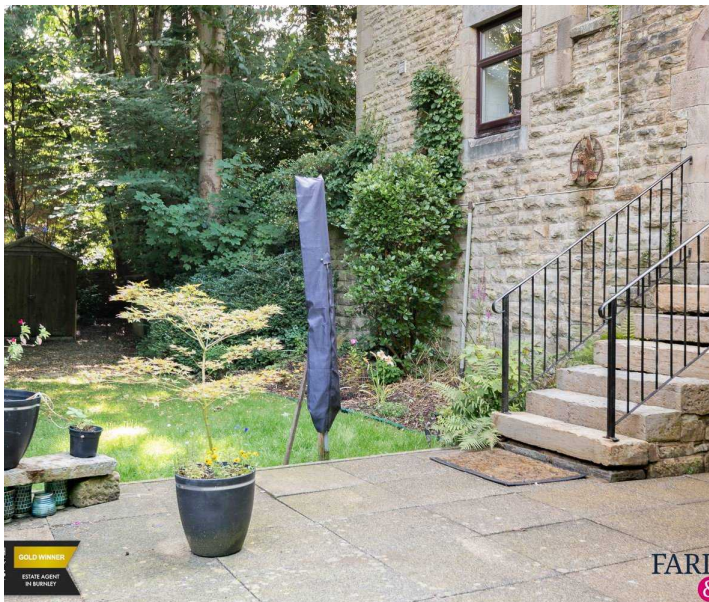


## GARDEN

Leading into the courtyard, which is accessed via the kitchen, there are original stone walls, water point and outside lighting. The hallway night heater is also stored on the rear wall of the property and accessed via a wooden storage unit. There are original stone steps that lead down into the large garden space. The garden is divided in to three equal areas, patio, lawn, gravel area including garden shed and wraps around the side of the property that meets the main entrance boundary. There is also private off road parking t the side which can comfortably hold three vehicles.

## OFF STREET

3 Parking Spaces







## Fardella & Bell Estate Agents

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