



FARDELLA
& **BELL**



Evesons Farm Cottage, Whalley Road, Simonstone

Fixed Price **£120,000**



Evesons Farm Cottage, Whalley Road

, Simonstone

Tenure: Freehold

- Grade 2 Listed Cottage
- 2 Bedrooms
- Sought after location
- Renovation Project
- Built 1640
- Stone Built
- Mains Gas & Electric



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Living Room

18' 2" x 12' 11" (5.54m x 3.94m)

Entrance porch, wooden front door, radiator, laminate flooring, exposed wooden beams, stone mullion windows, electrical sockets, wood burning stove with fireplace.

Kitchen

10' 2" x 8' 0" (3.10m x 2.44m)

Mullion window facing the side aspect, tile floor, work surface, sink area and partially tiled walls.

Landing

6' 1" x 5' 0" (1.85m x 1.52m)

Traditional stone spiral staircase with mullion windows overlooking the front aspect and access to all rooms on the first floor.

Bathroom

10' 4" x 8' 3" (3.15m x 2.51m)

Stone mullion windows, partially tiled walls, panelled bath with overhead shower, wc, pedestal sink and cupboard housing the gas central heating boiler.

Bedroom One

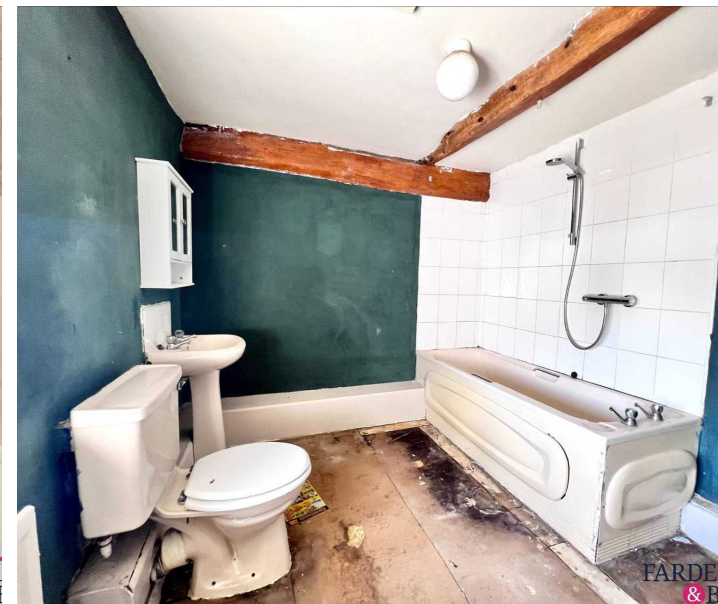
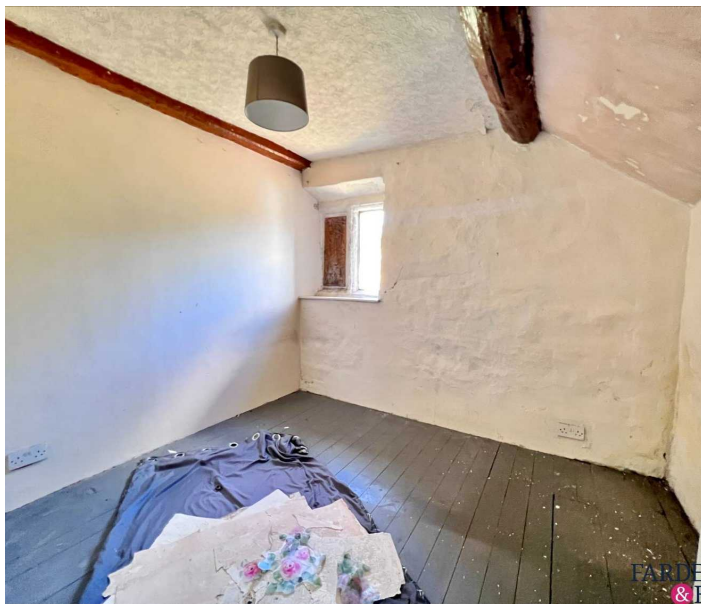
8' 9" x 12' 3" (2.67m x 3.73m)

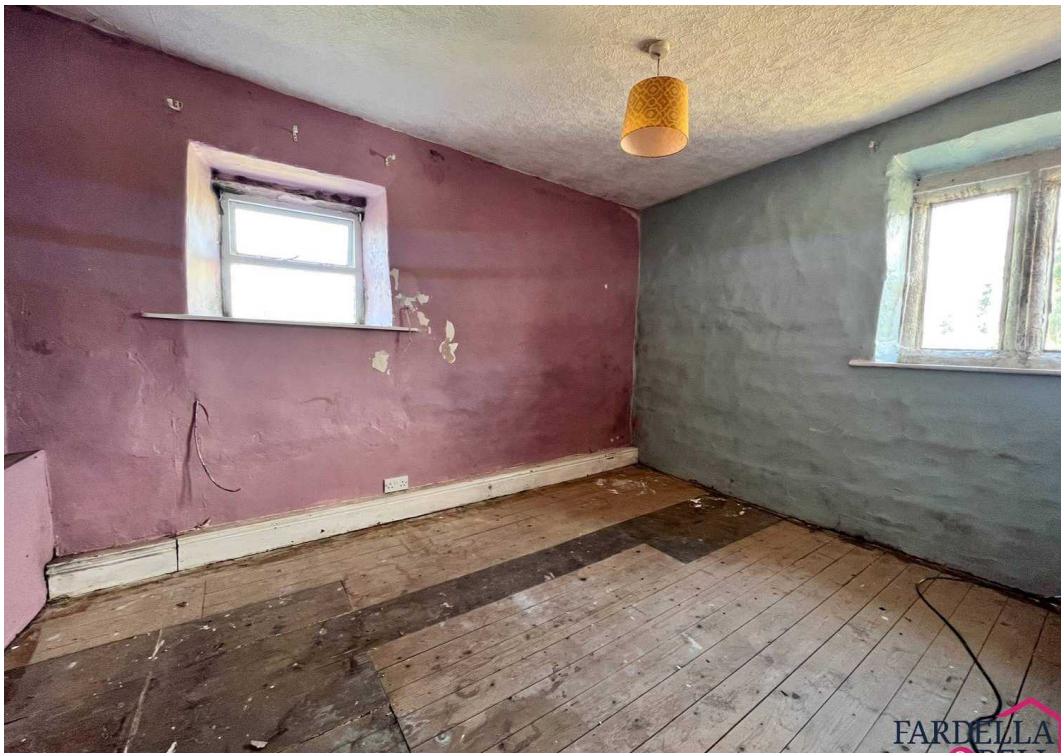
Mullion window, exposed beams, radiator and light point

Bedroom Two

8' 4" x 9' 3" (2.54m x 2.82m)

Mullion window, exposed beams, radiator and light point







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