



Farrow & Farrow
 ESTATE & LETTING AGENTS



- Sherfin Side Farm Cottages, Sherfin, Accrington
- Beautiful, 2 Bedroom Character Cottage
- Additional Attic Studio, (Accessed Via Loft Ladder)
- Gorgeous Open Aspects To Front
- Spacious Garden, Rear Patio, Front Patio Forecourt
- Generous Detached Garage Plus Parking Space
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only


2, Sherfin Side Farm Cottages, Accrington, BB5 2DU

£315,000

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*** NEW *** - GORGEOUS, 2 BEDROOM CHARACTER COTTAGE, Beautifully Presented Throughout, Further Attic Studio, Spacious Garden & Rear Patio Garden, Detached Garage & Parking Space, Lovely Open Aspect & View To Front, Easy Access To Motorway / Commuter Links - VIEWING ESSENTIAL - Contact Us To View!



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

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Sherfin Side Farm Cottages, Sherfin, Accrington is a beautifully, 2 bedroom character cottage which is beautifully presented throughout. A rare find, this property has lovely open views out to the front and beyond the patio garden to the rear, while also being set in a comparatively tucked-away semi-rural location. Brought to the market with superb décor and styling, this gorgeous home includes a wood burner in the lounge bringing a real warming heart to the home, plus the feature range cooker in the kitchen too. Outside, there are the additional bonuses of the generous detached garage, parking space and good size garden, in addition to the front patio forecourt - ideal for admiring the view out from with a sunowner, and rear patio garden - a lovely haven perfect for a barbeque. This really is a fantastic property for which viewing is most highly recommended.

Internally, this property briefly comprises: Entrance Porch, Lounge with Under Stairs Store, Breakfast Kitchen. First floor Landing off to Bedrooms 1 & 2 and Bathroom. Second floor Attic Studio accessed via loft ladder from the first floor Landing. Externally, the property has a Front Patio Forecourt, a Rear Patio Garden, Parking to the front and a generous, Detached Garage with lawned / hedged / fenced Garden beyond.

Within easy reach of M65/M66 motorway network connections, this is a property which is ideal for those seeking idyllic semi-rural living, with beautiful countryside surroundings and convenient access to excellent transport connections too.

Porch 4'8" x 4'3"

Lounge 15'0" x 15'0"

Kitchen/Breakfast Room 8'5" x 14'10"

Landing

Bedroom 1 11'9" x 15'1"

Bedroom 2 8'4" x 9'9"

Bathroom 14'8" x 6'5"

Attic Studio 14'11" x 9'0"

Garage 19'0" x 17'9"

Agents Notes

Disclaimer

