



# PROCTORS

ESTATE AGENTS

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## 1 The Green, Osbaldeston, Blackburn, BB2 7LY

**Guide Price of £250,000**

A most charming and cosy country cottage in the quiet and desirable village of Osbaldeston, northwest of Blackburn, overlooking Ribble Valley's landscapes. The property is beautifully presented, and the accommodation provides an attractive lounge, fully fitted kitchen, ground floor bathroom, 2 bedrooms, gas central heating and PVC double glazing. There is a low maintenance wraparound garden to the front and side of the house. The large fully electrified garage, with water points, also comes with a first-floor room which could be used for several purposes (additional storage, gym, office, workshop, playroom, etc.) The property allows easy access to the rural pursuits of the area including equestrian and cycling along with a selection of walks and trails from its doorstep and nearby.

The property is conveniently situated off A59, this character 1801 cottage is within easy reach of Blackburn, Preston, Whalley and Ribble Valley, 10 minutes away from the motorway network at J31 of M6 (tickled trout) and 15 minutes away from the M65 (J6). The Clitheroe to Manchester Victoria railway line is 4 miles away, and Blackburn railway station is 5 miles away. There are convenience shops, pubs and restaurants in the neighbouring village of Mellor and surrounding areas. Viewing is highly recommended.





# 1 The Green, Osbaldeston, Blackburn

## TENURE

Freehold

## ACCOMMODATION

### ENTRANCE PORCH

2 PVC double glazed windows

### LOUNGE

15' 3" x 13' 5" (4.65m x 4.09m) Gas fire in fire surround, 2 PVC double glazed windows and original leaded door, beamed ceiling, carpeted, radiator

### FULLY FITTED KITCHEN

12' 2" x 10' 6" (3.71m x 3.2m) Oak wall and floor units including drawers, built in oven, hob, extractor, dishwasher, washing machine, single drainer sink unit, breakfast bar, PVC double glazed window, radiator

### INNER HALL

Walk in storage cupboard with shelving, radiator

### THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, 2 PVC double glazed windows, chrome radiator/towel rail, spotlighting

### FIRST FLOOR LANDING

PVC double glazed window, storage cupboard, gas fired central heating boiler unit in cupboard, wall light

### BEDROOM ONE

15' 4" x 13' 9" (4.67m x 4.19m) 3 PVC double glazed windows, fitted mirrored wardrobes, two radiators, vanity sink, laminate flooring

### BEDROOM TWO

10' x 9' 5" (3.05m x 2.87m) PVC double glazed window, radiator, laminate flooring

### GARAGE GROUND FLOOR

28' 6" x 13' (8.69m x 3.96m) Electric roller door, power, light and water supply (with sink and separate hose tap)

### GARAGE TOP FLOOR

18' x 13' (5.49m x 3.96m) PVC double glazed window, power and light

## OUTSIDE

Front and side gardens, small sitting area

## PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. 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.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (amsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band D  
Ribbles Valley Borough Council  
59

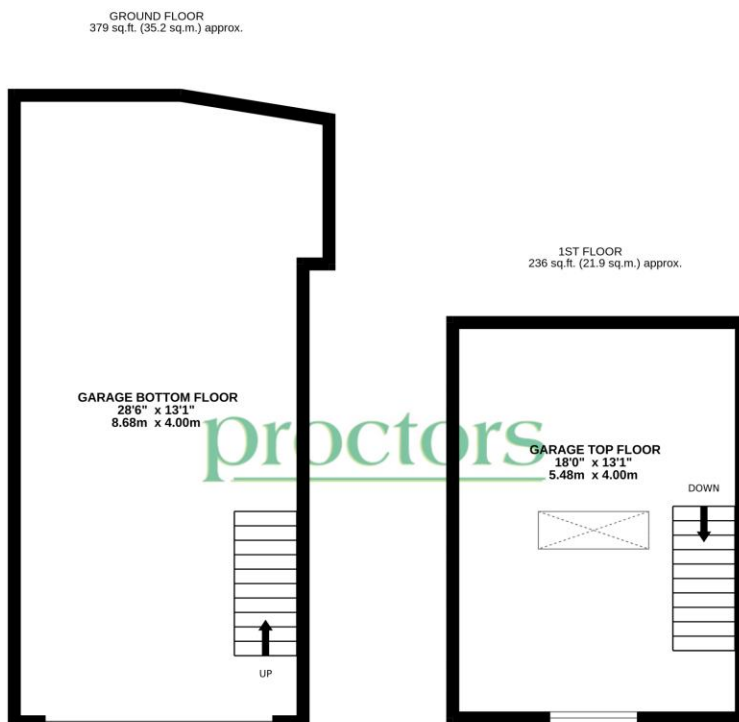
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



DETACHED GARAGE  
TOTAL FLOOR AREA : 615 sq.ft. (57.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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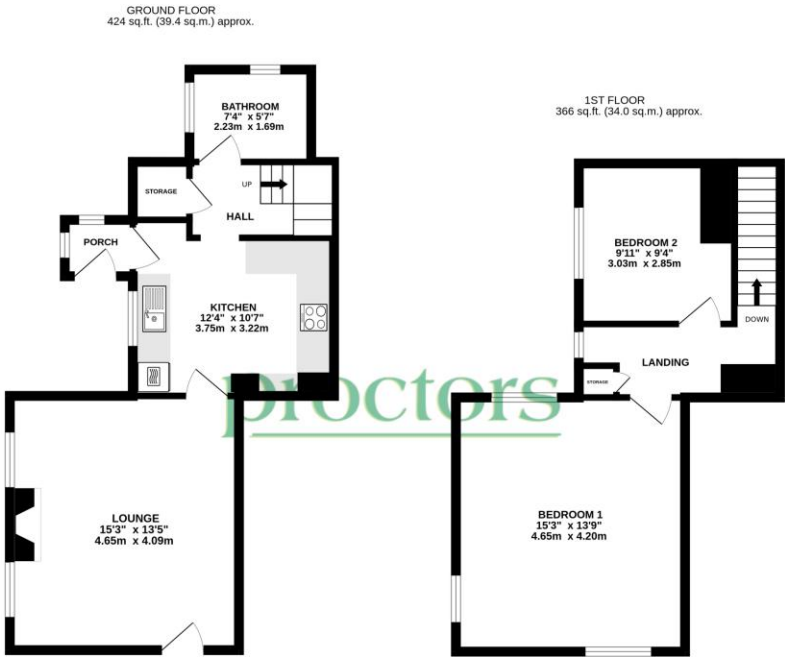
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1 THE GREEN - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		