







Whalley Terrace, Livesey, Darwen, Lancashire, BB3 0LN

- Stunning Cottage
- Excellent Garden Space Backing Onto Farmland
- Beautiful Dining Kitchen
- No Onward Chain
- Lounge With Log Burning Fire
- Two Double Bedrooms
- Rural Location

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Offers Over £250,000

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Situated in the heart of the Lancashire countryside this beautiful stone cottage has been designed & renovated over the years to an exemplary standard. Available today with no onward chain.

The cottage comprises; front lounge, dining kitchen, two double bedrooms, shower room. The property is beautifully designed throughout, featuring some eye catching features including log burning fires, original stone flagged floors etc. To the rear there is a generous sized garden overlooking farmers fields providing a real sense or privacy. There is a mixture of lawn and flagged patio, useable 365 days a year.

The location of Whalley Terrace adds many benefits to the house itself, allowing great access into neighbouring towns such as; Blackburn, Bolton and Darwen where you will find all major necessities. The area has a warm village feel to it, within walking distance of 4 local country pubs including the award winning Black Bull.

OUR THOUGHTS - 'Simply beautiful - if a semi rural setting is what you crave this ticks every box!'

Please note - Agents are required by law to conduct anti-money laundering checks on all those buying a property. The cost of these checks is £30 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.









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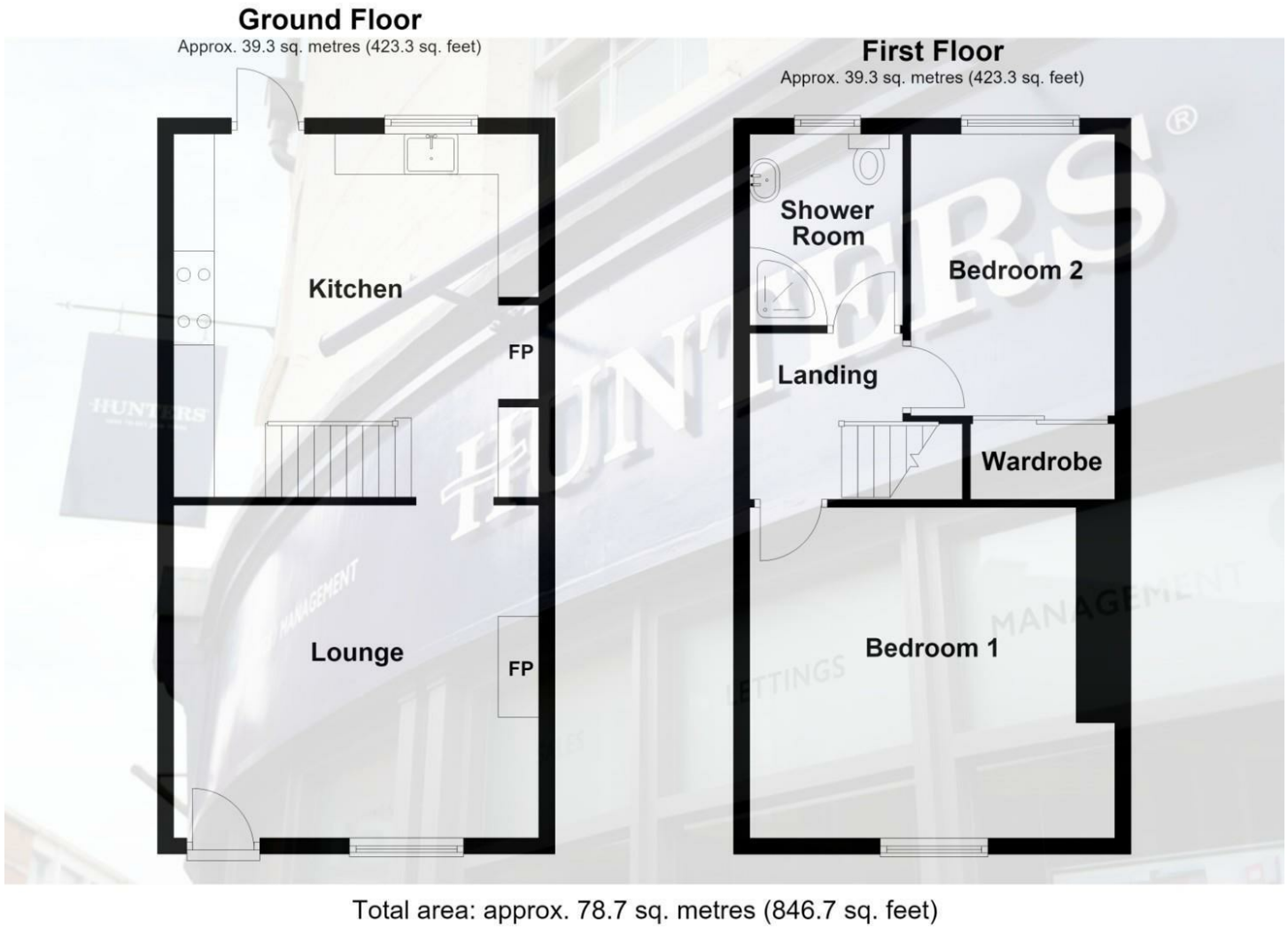

Lounge
14'8" x 13'5"

Kitchen
14'9" x 12'4"

Bedroom One
14'10" x 13'5"

Bedroom Two
10'9" x 8'10"

Shower Room
7'6" x 5'0"



Total area: approx. 78.7 sq. metres (846.7 sq. feet)

Viewings

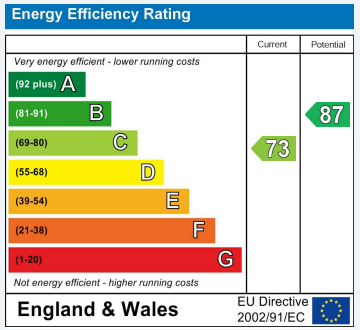
Please contact darwen@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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