



Foxglove Cottage

17 Ormerod Street | Worsthorne | BB10 3NU

MSW HEWETSONS

Surveyors • Estate Agents

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower heating costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (10-100)	
B (81-91)		B (10-100)	
C (69-80)		C (10-100)	
D (55-68)		D (10-100)	
E (39-54)	52	E (10-100)	43
F (21-38)		F (10-100)	
G (1-20)		G (10-100)	
Not energy efficient - higher heating costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Burnley

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Price: £195,000

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A delightful two bedroom cottage dated around circa 1850 with retained original features along with the benefit of some modern day fittings throughout.

The cottage comprises of an open living room, breakfast kitchen, two bedrooms and bathroom with front forecourt and rear yard.

The property has too many features to list and viewing is highly recommended to fully appreciate what this property has to offer.

Living Dining Room

In the living area there is a stone flagged window seat with stone mullion windows with timber inset double glazed window. To one corner of the room is a fully fitted unit housing all utility meters. To the centre of the room is a feature exposed stone fireplace with gas fire and dressed stone hearth.

The dining area offers ample space for a four to six seater dining table. An understairs cupboard offers extra space for storage.

This room benefits from exposed beams and part open staircase to first floor.

Kitchen

The kitchen comprises of a range of wall and base units with fully fitted appliances including a four ring "Neff" gas hob with extractor over "Neff" electric oven with grill, integrated "Neff" washer dryer along with integrated "Neff" fridge & freezer and a bowl and a half sink with drainer with chrome mixer tap attached. Double glazed timber window to rear elevation, part glazed timber door leading out to rear yard. The kitchen has an oak French timber floor and under unit lighting along with centre lights.

First Floor

Approached by a quarter return staircase with timber handrail and spindles.

The landing has a velux window allowing natural light into the centre of the house.

Master Bedroom

A true double bedroom with ample space for two double wardrobes, dressing table and bedside tables with a stone mullion window with timber inset double glazed windows. Ceiling light point and radiators.

Bedroom Two

A true single bedroom, velux window allowing natural light into the room. Feature fitted cupboard.

House bathroom

A generous size house bathroom comprises of a three piece "sanitan" suite in a period style to compliment the style of the cottage. Panelled white bath with Victorian style mixer tap and shower attachment with decorative splash back tiles. High rise "sanitan" WC and large pedestal wash basin. The bathroom also benefits from three storage cupboards which also house the hot water tank. Opaque double glazed windows to the rear.

External

To the front of the property there is a forecourt with low maintenance mature shrubs, flagstone pathway with wrought iron gates leading to the front door. To the rear there is a yard with built up low maintenance mature flower beds with a flagstone path leading to rear gate and onto rear access. The property has a random stone wall surrounding the property at the back and adds the feel of the property.

Services

Mains electricity, mains water, mains gas, mains drainage.

Tenure

Freehold with vacant possession upon legal completion.

