



2 Bedroom Stone Cottage for Sale - Offers Over £180,000

Quakersfield, Tottington, Lancashire, BL8 4AZ



KEY FEATURES

- DELIGHTFUL STONE BUILT COTTAGE • STUNNING VIEWS • OPEN ASPECT TO FRONT ELEVATION • TWO BEDROOMS • NEWLY DECORATED THROUGHOUT • NEWLY FITTED FLOORING THROUGHOUT • MODERN DINING KITCHEN • GAS CENTRAL HEATING WITH NEW BOILER • POPULAR AND CONVENIENT LOCATION • SOLD WITH NO ONWARD CHAIN

Description

** A DELIGHTFUL STONE BUILT COTTAGE WITH STUNNING VIEWS TO THE FRONT ELEVATION **

We are delighted to offer for sale this stone built cottage with a stunning open aspect and views over the surrounding countryside from the front elevation.

Having been decorated throughout with new flooring and newly fitted gas combination boiler, the well proportioned stone built cottage is situated in this small select area of Tottington. In a quiet location but with close proximity to all amenities and within a short walk of Tottington village centre, the property is sold with the benefit of no onward chain.

Presented to a high standard throughout and offered to the market in "move-in" condition. Well located for all local amenities including shopping and restaurant facilities and with excellent local schools within close proximity, the property must be viewed to appreciate the charm and character of the cottage.

To the ground floor, an entrance porch leads to the spacious lounge with feature fireplace leading to the modern dining kitchen, fitted with a range of cream shaker style modern units complimented by splash back tiling, fitted worksurfaces and integral appliances. Stairs lead to the first floor landing, off which prospective purchasers will find the two well proportioned bedrooms and the family bathroom. The views to the front elevation are stunning from the first floor view point.

Outside, there is a fenced front garden with open aspect together with a pleasant, stone walled rear patio area with storage.

We are advised by our vendor of the following information:
The property is LEASEHOLD with the remainder of a 999 year lease.
The property has an Energy Performance rating of D.
The property has a council tax band of B.

ACCOMMODATION:

Entrance Porch:

Lounge: 13'10 x 13'7 (4.21m x 4.13m)

Dining Kitchen: 13'9 x 7'8 (4.18m x 2.33m)

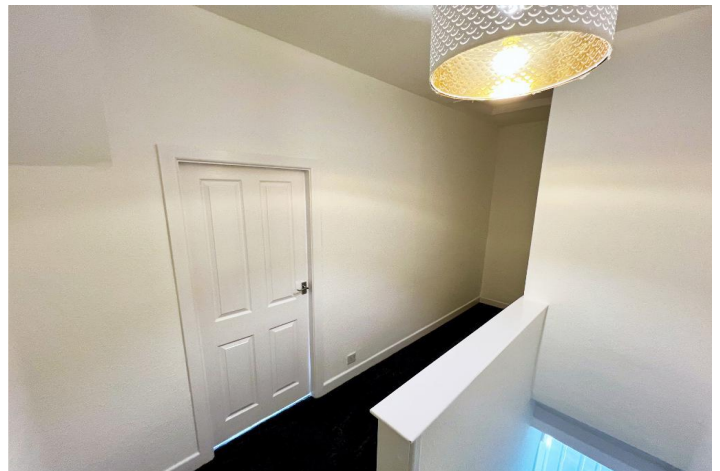
Bedroom 1: 13'9 x 9'1 (4.19m x 3.02m)

Bedroom 2: 9'1 x 7'7 (2.77m x 2.032m)

Bathroom: 10'6 x 3'11 (3.2m x 1.2m)

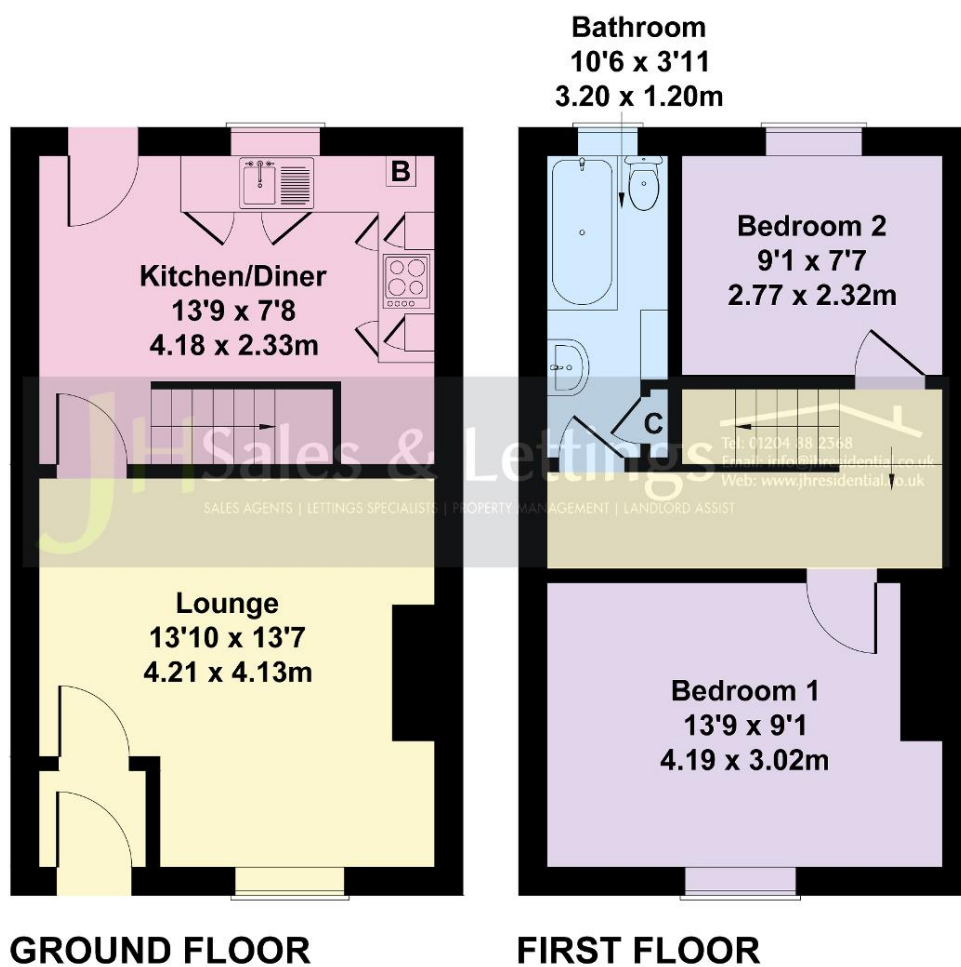
Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts





Approximate Gross Internal Area
689 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		