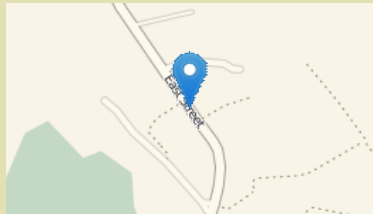
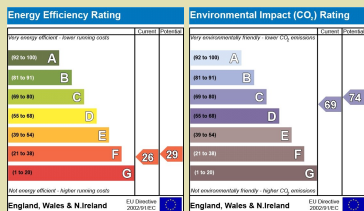


GROUND FLOOR
APPROX. FLOOR
AREA 280 SQ.FT.
(26.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 221 SQ.FT.
(20.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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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LU2 8LW

Price Guide £205,000

REF: 3332172

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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Rarely available Grade II listed two bedroom character cottage in Lilley village with off road parking and lovely cottage gardens.

- Grade II listed cottage
- Character features and beamed interior
- Two Bedrooms

- Off road parking for one vehicle
- Charming cottage gardens
- Quiet position

Ground Floor

Entrance Hall Wooden latch stable door, cloaks area to one side, electric storage heater

Kitchen 9' 3" x 7' 2" (2.82m x 2.18m)

Fitted with single drainer sink unit with matching mixer tap and cupboard under. Range of wall and base units, roll top work surfaces, space for larder fridge, plumbing for washing machine, electric cooker point, built in oven and hob with extractor over, part tiled walls, window and door to rear, door to Hallway

Utility Electrics in store by front door, freezer and tumble dryer

Living Room 11' 10" x 9' 6" (3.61m x 2.90m)

Feature fireplace with log burner, electric storage heater, windows to rear and side. (currently used as bedroom)

Bathroom Panel enclosed bath with mixer taps and shower over, pedestal wash hand basin, low level w.c., heated towel radiator, tiled floor, frosted double glazed window to side

First Floor

Bedroom One 17' x 9' 4" (5.18m x 2.84m)

Feature vaulted and beamed ceiling, TV and telephone points, recessed lights, wooden floor boards, electric storage heater, concealed water tank, dual aspect window to rear and side, latch door to Bedroom Two (currently used as living room)

Bedroom Two 9' 11" x 6' 9" (3.02m x 2.06m)

Space for wardrobes, telephone point, wooden floor, recessed lights, window to side

Outside

Front Garden Gated access to shingle drive with parking for one vehicle

Rear Garden Lovely mature cottage style garden mainly laid to lawn, flower and shrub borders and beds, fruit trees, three timber sheds, ornamental pond, paved patio area, part walled boundaries