

**Richard  
Turner  
& Son**

AUCTIONEERS  
VALUERS &  
ESTATE AGENTS

01200 441351

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**No.1 Sherfin Side Farm Cottages, Sherfin,  
Accrington, BB5 2DU    GUIDE PRICE: £475,000**

## **No.1 Sherfin Side Farm Cottages, Sherfin, Accrington, BB5 2DU**

**Sherfin Side Farm** is a sought after two-bedroom end-terrace stone-built dwelling under a stone slate roof conveniently located within Sherfin on the outskirts of the town of Accrington.

The Property benefits from being situated within circa 6.5 acres and comes with an attached barn, outbuildings and detached garage.

**Rossendale Borough Council Tax:** Band D (£2309.86 for 2024/25) (<https://www.tax.service.gov.uk/check-council-tax-band/property/75862123>)

**Energy Performance Certificate:** Rating E (<https://find-energy-certificate.service.gov.uk/energy-certificate/0434-6725-0000-0708-7206>)

**Services:** Mains electricity. Borehole and additional spring water source. Foul drainage to a septic tank. Gas fired central heating and hot water.

**Tenure:** Freehold with vacant possession. **Guide Price:** OIRO £475,000

**Viewing:** strictly by appointment through the Selling Agents, block viewings in due course after registering interest.

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel: 01200 441351 Email: [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

MISREPRESENTATION ACT 1967:

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REF: RTS/3507/RCB (20/05/2024)

**Front Elevation**



Front Room



## Kitchen





Bathroom



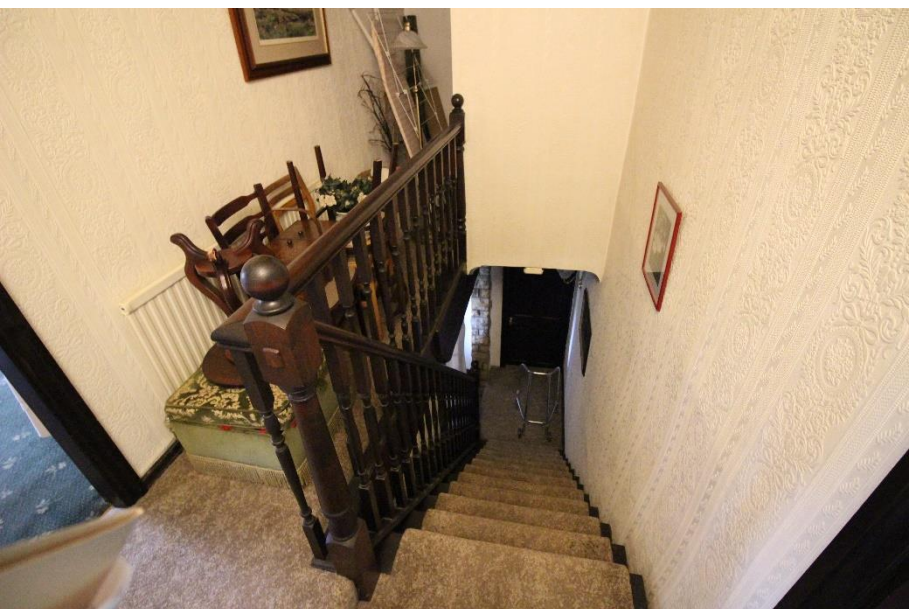
**Master Bedroom**





**Bedroom Two**

**Landing / Stairs**





External



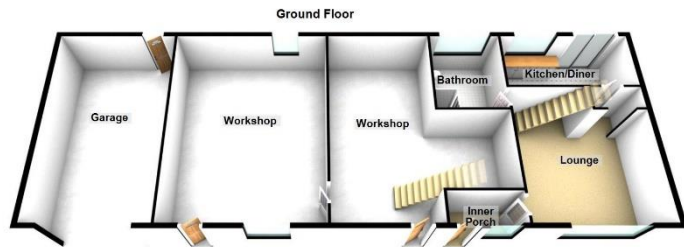
**External**



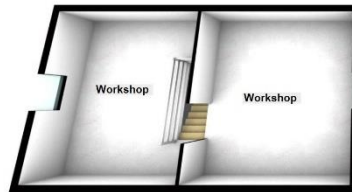
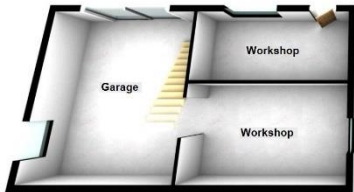
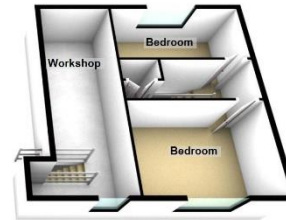




# Floor Plan



First Floor



For Rafterplan and rooms only, not to scale.  
Plan produced using PlanUp.

**1 Sherfin Side Farm Cottages, Accrington**

Boundary Plan



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