

1 Roe Lee Cottages, Blackburn, Lancashire. BB1 8QE

£219,950 Freehold

REDUCED



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PROPERTY DESCRIPTION

SPACIOUS THREE BEDROOM COTTAGE IN PLECKGATE WITH PLANNING PERMISSION IN PLACE! Set in this desirable location stands this character filled cottage which has huge potential to create a four bedroom with an en-suite and a utility room! Situated on an enviable plot with superb gardens this property is expected to be extremely popular and so early viewing is essential!

Upon entering this intriguing property you will discover a large 24ft lounge featuring a wood burning stove and beautiful wood beamed ceilings which set the atmospheric ambience which continues throughout the home. A stunning window seat has created the perfect reading nook! The second reception room is the perfect space for a dining table or secondary living space. The spacious kitchen diner really is the hub of the home and provides an exceptional space to create culinary delights for all the family! Ample storage is provided in the form of many base and eye level units in a natural wood finish with contrasting work tops and flooring which compliment the space perfectly and is accompanied by an additional space which could be utilised as a utility room. On the first floor, leading from the landing, is the master bedroom suite with a fabulous walk in wardrobe and stunning wooden beams! Two further bedrooms are present, one of which benefits from built in storage ensuring the space is utilised perfectly and provides access to the loft. The three piece family bathroom suite completes this property internally.

This unique property boasts a vast plot with large gardens, ensuring huge scope for development. The landscaped rear garden benefits from a large decked area as well as AstroTurf making this the perfect area to enjoy the outdoors. Mature trees and hedges also provide privacy to the property and gardens. Parking bays are present opposite the property and the excellent amenities of Pleckgate are just a few minutes walk away. Pleckgate High School, St Gabriels & Holy Souls Primary School are also within close proximity to this captivating home.

Due to the location and standard of this property a high level of interest is anticipated and so early viewing is simply essential.

FEATURES

- No chain delay!
- Highly regarded Pleckgate location
- Envable plot
- Character filled cottage
- Planning permission for additional bedroom with en-suite
- Superb gardens
- Huge potential to develop
- Not on a water meter
- Freehold tenure
- Council Tax Band C



ROOM DESCRIPTIONS

Ground floor

Lounge

24' 05" x 15' 00" (7.44m x 4.57m) Laminate flooring, wood burning stove, ceiling beams, upvc double glazed window x 2, wooden double glazed window, window seat, under stair storage, panel radiator x 3, TV point, phone point, stairs to first floor.

Second reception room

13' 03" x 7' 02" (4.04m x 2.18m) Carpet flooring, ceiling spotlights, upvc double glazed window, panel radiator.

Kitchen

24' 05" x 17' 10" (7.44m x 5.44m) Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splashback, electric oven with electric hob and extractor fan, integral washing machine, fridge, cupboard, ceiling spotlights, panel radiator x 2.

Utility

6' 07" x 7' 02" (2.01m x 2.18m) Towel radiator.

First floor

Landing

Carpet flooring, ceiling spotlights, wooden double glazed window, panel radiator.

Master bedroom

11' 10" x 7' 04" (3.61m x 2.24m) Carpet flooring, walk in wardrobes, ceiling beams, Velux window, storage cupboard housing boiler, panel radiator.

Bedroom two

12' 03" x 9' 02" (3.73m x 2.79m) Carpet flooring, upvc double glazed window, panel radiator.

Bedroom three

10' 00" x 9' 08" (3.05m x 2.95m) Carpet flooring, upvc double glazed window, built in cupboard, loft access, panel radiator.

Bathroom

8' 00" x 5' 04" (2.44m x 1.63m) Three piece bathroom suite, electric shower over bath, vanity unit housing sink, tiled floor to ceiling, tiled flooring, ceiling beam, wooden double glazed window, panel radiator.



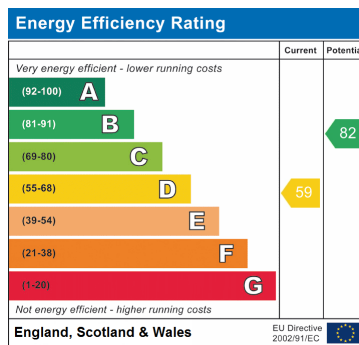
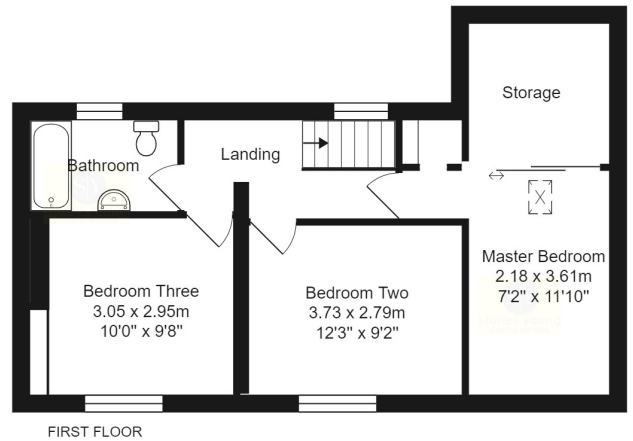
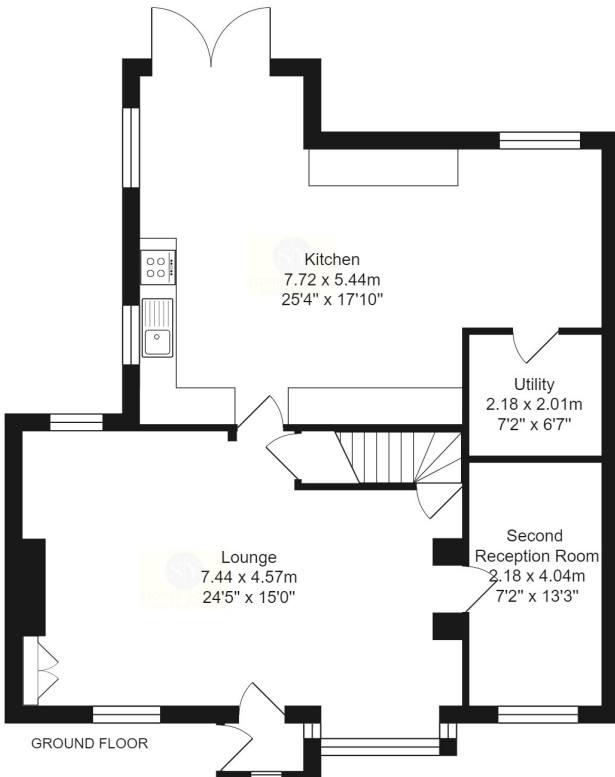
FLOORPLAN & EPC



Roe Lee Cottages, Blackburn

Total Area: 134.9 m² ... 1452 ft²

All measurements are approximate and for display purposes only.



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.

