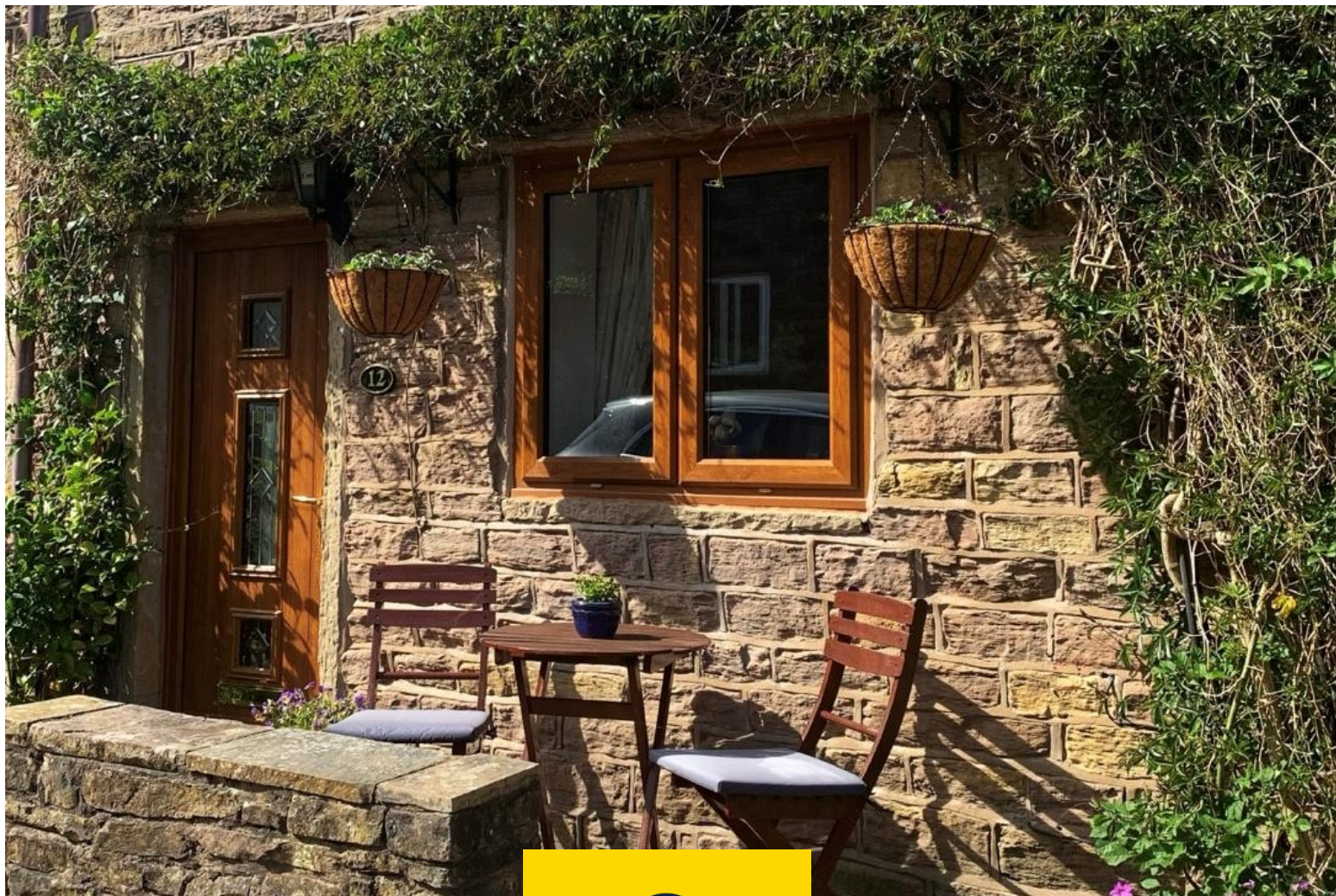


Farmers Row, Blackburn, Lancashire. BB2 4NN

£149,950 Freehold

FOR SALE



Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA



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## PROPERTY DESCRIPTION

**\*A LOVELY TWO BEDROOM COTTAGE WITH NO CHAIN DELAY\*** This two-bedroom home exudes warmth and character, boasting a welcoming atmosphere from the moment you step through the front door.

Stepping into the lounge which has a inglenook log burner, nestled within an alcove, providing a cozy ambiance. The warm tones of the wooden beams complement the rustic charm of the log burner. The kitchen offers solid wood wall and base units that evoke a timeless and natural aesthetic. The kitchen is thoughtfully designed, offering both functionality and style with a stable door which looks through the private outdoor space.

The two bedrooms are designed with comfort in mind, featuring ample natural light and a neutral color palette that promotes relaxation. Completing the home is a traditional bathroom suite in crisp white, featuring classic fixtures and fittings. The timeless design of the bathroom adds a touch of elegance.

In essence, this home is a perfect blend of classic charm and modern comfort, offering a haven for those seeking a balance between tradition and contemporary living. With its solid wood kitchen, inglenook log burner, and thoughtfully designed living spaces, this residence is a testament to the beauty of timeless architecture and enduring style.

## FEATURES

- Two Bedrooms
- Gorgeous Cottage
- No Chain Delay
- Brand New Boiler Installed
- Freehold Tenure
- Parking Outside Of The Property
- On A Quiet Road
- Private Cottage Garden
- Garden Shed With Power & Lighting



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

12' 06" x 14' 06" (3.81m x 4.42m) Wood flooring, composite front door, multi fuel stove set in Inglenook fireplace, wood beams, stairs to first floor, double glazed upvc window, TV point, panel radiator.

#### Kitchen/Diner

8' 10" x 14' 05" (2.69m x 4.39m)  
Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, under counter lights, space for fridge freezer, plumbed for washing machine, space for dining table and gas cooker, under stairs storage, wall mounted boiler, ceiling spot lights, solid wood stable door to rear, double glazed upvc window.

### First Floor

#### Landing

Carpet flooring, loft access.

#### Bedroom One

12' 07" x 14' 04" (3.84m x 4.37m)  
Double bedroom with carpet flooring, dado rail, double glazed upvc window, panel radiator.

#### Bedroom Two

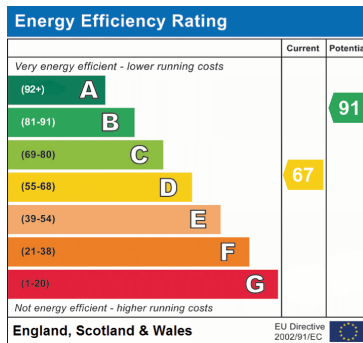
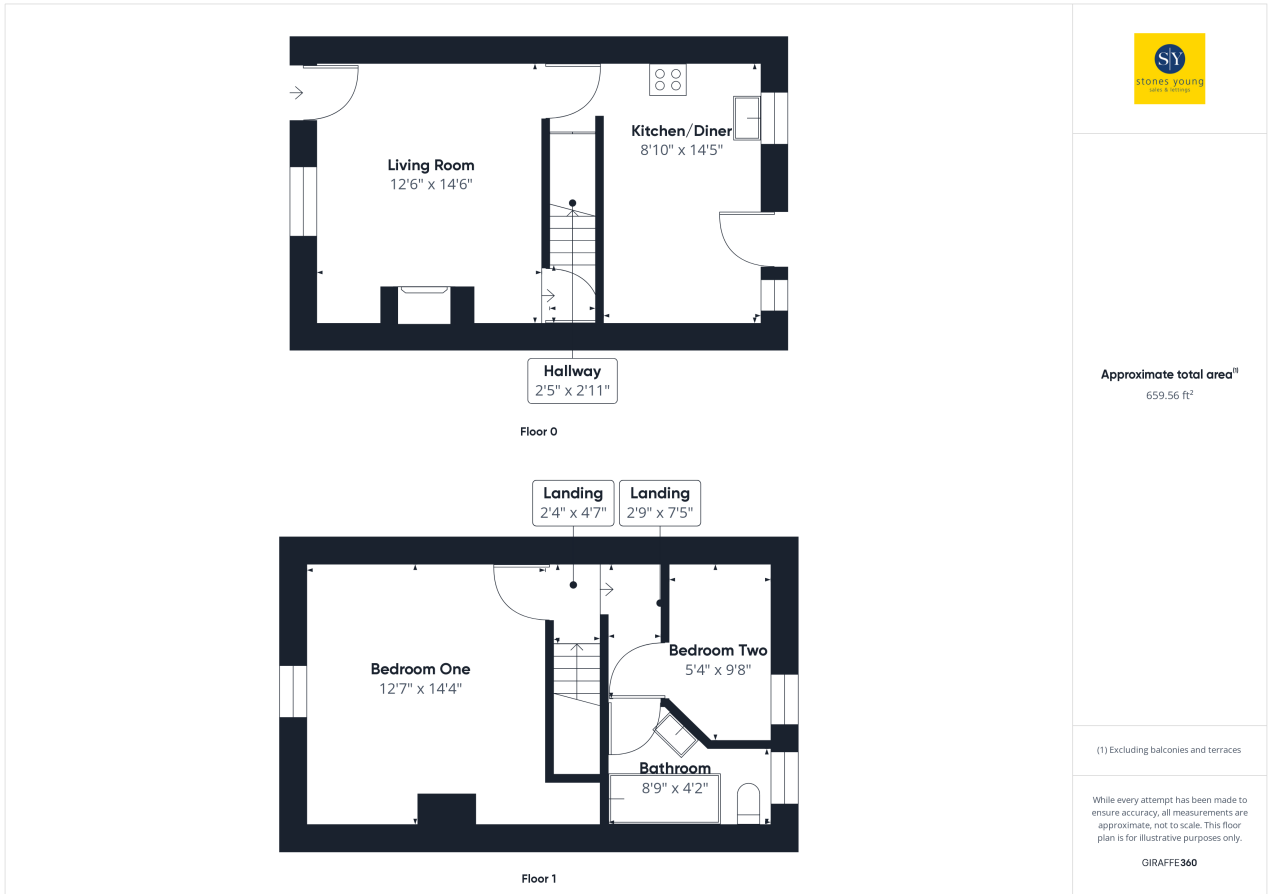
5' 04" x 9' 08" (1.63m x 2.95m)  
Single bedroom with carpet flooring, dado rail, double glazed upvc window, panel radiator.

#### Bathroom

8' 09" x 4' 02" (2.67m x 1.27m)  
Tiled flooring, three piece in white with shower over bath, tiled splash backs, panel radiator, double glazed upvc window,.



# FLOORPLAN & EPC



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.