

£285,000

Princess Gardens,
Blackburn BB2



- Three Bedroom Cottage With Gated Access & Ample Parking
- Positioned In Popular Area Of Feniscowles
- Traditional Country Style Kitchen with Integrated Appliances
- Two Reception Rooms & Separate Conservatory To The Rear
- Private Rear Garden Overlooking The Lodge



Take a look at this rustic stone built cottage filled with character, charm and providing plenty of living space

On approach you will find gated access, driveway with ample parking.

The ground floor comprises of spacious lounge, separate dining room and a fitted kitchen with ample storage, integrated appliances, kitchen island and spot lighting. Off the kitchen you will find a conservatory which is tiled with views of the lodge and the private rear garden. Practical shower room with WC.

To the first floor there are three spacious bedrooms, attic room which could be used as home office/play room and fitted three piece bathroom.



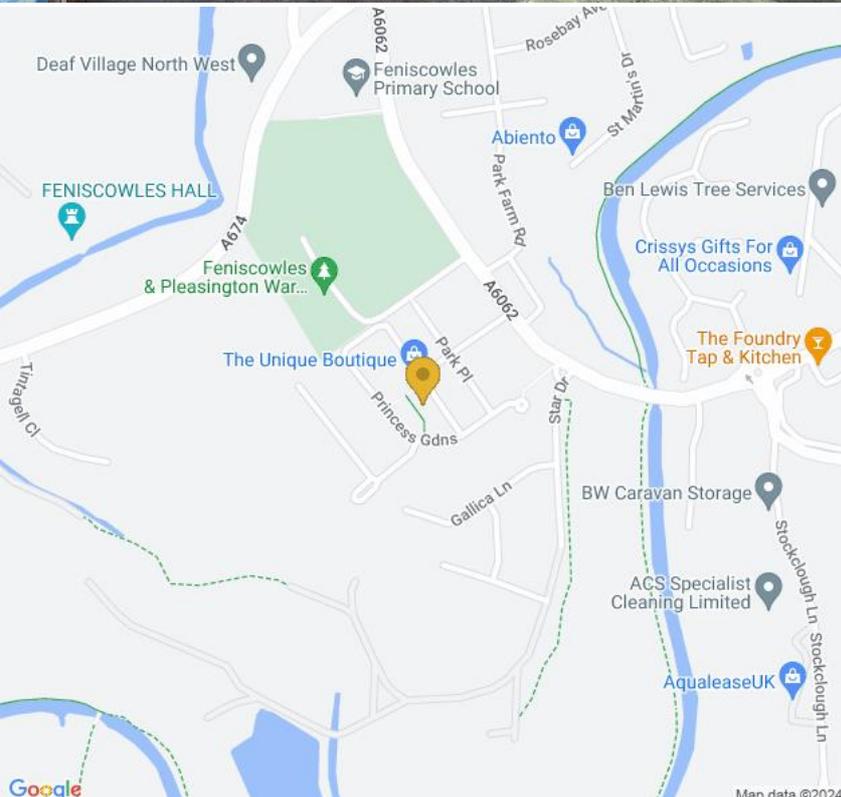
The lovely the home is positioned in the semi rural village of Feniscowles offered for sale with no onward chain. You will find superb transport links, whether it be by bus or car you a located close to a bus route and the M65.

Tenure: Leasehold

Leasehold information: Terms: 999 Years from 24th June 1989

Ground Rent: Peppercorn

Council Tax: Band D



Chorley
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01257 275231

Email: chorley@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/chorley>

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French