



PROCTORS

ESTATE AGENTS

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Mayflower Cottage, Whalley Terrace, Livesey, Darwen

'Offers Over' £350,000

An outstanding stone built cottage dating from 1824, situated in this rural but extremely convenient location and enjoying views over the surrounding countryside and beyond towards the Fylde Coast. With easy access to Blackburn, Darwen, Bolton and the regions major road network, the property enjoys immediate access to all local rural pursuits with equestrian facilities, walking and cycling routes nearby. The cottage provides deceptively spacious living accommodation with large rooms throughout that boast all the charm and character of a period property. There are two impressive reception rooms, a fully fitted dining kitchen, conservatory, three excellent double bedrooms (all with fitted wardrobes) and a large four-piece bathroom. Gas central heating, PVC double glazing and security alarm system are all installed throughout. There are attractive, well laid gardens to the rear with a paved patio and lawn along with a forecourt area to the front. Internal inspection is highly recommended to fully appreciate this excellent property.



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TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC front door, interior door with two glass panels through to dining room;

LOUNGE

17' 8" x 14' 9" (5.38m x 4.5m) Log burning stove in feature fireplace, three PVC double glazed windows, two leaded single-glazed windows, two radiators, beamed ceiling

DINING ROOM

15' 3" x 13' 6" (4.65m x 4.11m) Feature stone fireplace with living flame gas fire, beamed ceiling, exposed stone walls, open staircase, radiator, two PVC double glazed windows, double doors to lounge

FULLY FITTED DINING KITCHEN

15' 6" x 13' 2" (4.72m x 4.01m) Fitted wall and floor units, built in double oven, Neff appliances, built in fridge, freezer, gas fired central heating boiler unit, washing machine, radiator, three PVC double glazed windows, single leaded window

CONSERVATORY

15' 9" x 9' 3" (4.8m x 2.82m) Two double radiator, PVC double glazed windows and French doors

STAIRS TO FIRST FLOOR LANDING

Feature leaded window, radiator, wall light

BEDROOM ONE

13' 6" x 13' 4" (4.11m x 4.06m) Fully fitted wardrobes and drawers, wash hand basin, three PVC double glazed windows, two radiators, wall lighting

BEDROOM TWO

16' x 13' 6" (4.88m x 4.11m) Fitted wardrobes, PVC double glazed window, radiator, loft access

BEDROOM THREE

10' x 12' 10" (3.05m x 3.91m) Plus fitted wardrobes, radiator, laminate flooring, loft hatch (boarded)



Tenure	Freehold
Ground Rent	
Council Tax Band	Band D
Local Authority	
EPC Rating	71

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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FOUR PIECE FAMILY BATHROOM

10' 10" x 7' 6" (3.3m x 2.29m) Panelled bath, wash basin, walk in shower, WC, chrome radiator/towel rail, tiled flooring, two PVC double glazed windows

OUTSIDE

Very impressive rear garden with views towards the Fylde Coast, lawned, paved and patio areas, timber shed

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Blackburn

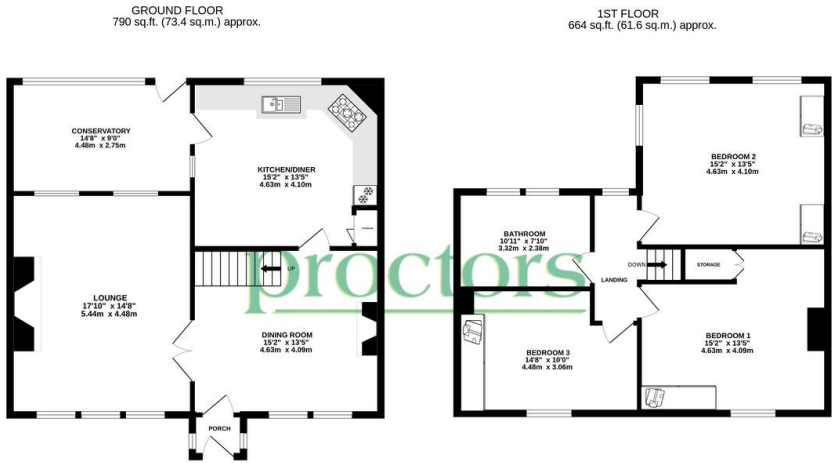
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3 WHALLEY TERRACE - MARKETED BY PROCTORS ESTATE AGENTS
TOTAL FLOOR AREA : 1454 sq.ft. (135.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		