



# Falcon & Foxglove

**10 Ormerod Street, Worsthorne BB10 3NU**



Offered with no chain is this two bedroom cottage in the sought after village of Worsthorne. Comprising of a spacious lounge, snug, fitted kitchen and bathroom. The property also benefits from double glazing, gas central heating and rear garden.

Situated close to open countryside the property has easy access to both and great road and train links to the surrounding areas. The property is located close to a primary school and to well-regarded eateries.

- **Two Bedrooms**
- **Spacious Lounge**
- **Snug**
- **Fitted Kitchen**
- **No Chain**
- **Freehold**
- **Council Tax Band B**
- **EPC Rating D**
- **Central Heating & Double Glazing**
- **Rear Garden**

**£175,000**



**Falcon & Foxglove Estate Agents Limited,  
9 Manchester Road, Burnley BB11 1HQ**

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**Entrance Vestibule**  
1.07m x 0.99

**Lounge**  
5.05m x 3.97m

Double glazed French doors leading to the rear garden

Carpeted flooring

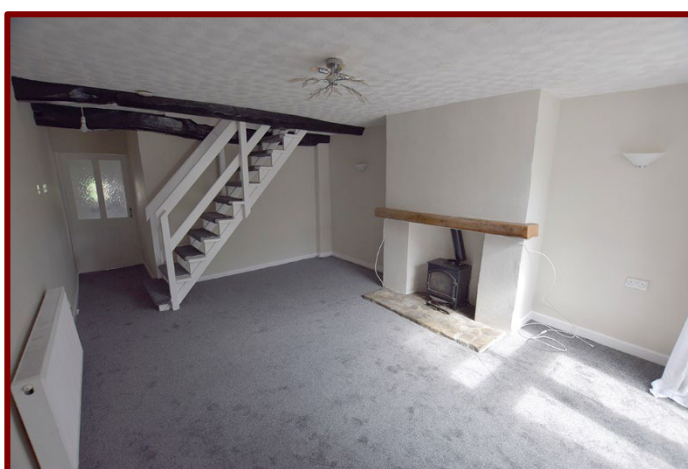
Wood and stone fireplace with decorative stove

Wall lights

Central heating radiator

Wood beams

Exposed stone



**Snug**  
2.91m x 2.76m

Double glazed window to the front of the property

Carpeted flooring

Central heating radiators

Wall lights



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**Kitchen**  
**4.61m 3.06m**

Double glazed windows to the side of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Electric cooker

Central heating radiator and boiler

Plumbing for automatic washing machine

Vinyl flooring



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**Landing**  
**1.93m x 1.79m**

Carpeted flooring

**Bedroom One**  
**3.94m x 2.91m**

Double glazed window to the front of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



**Bedroom Two**  
**4.18m x 1.86m**

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



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**Bathroom**  
**2.98m x 2.00m**

Double glazed window to the rear of the property

Panelled bath with electric shower over

Vanity unit with hand wash basin and low level w.c.

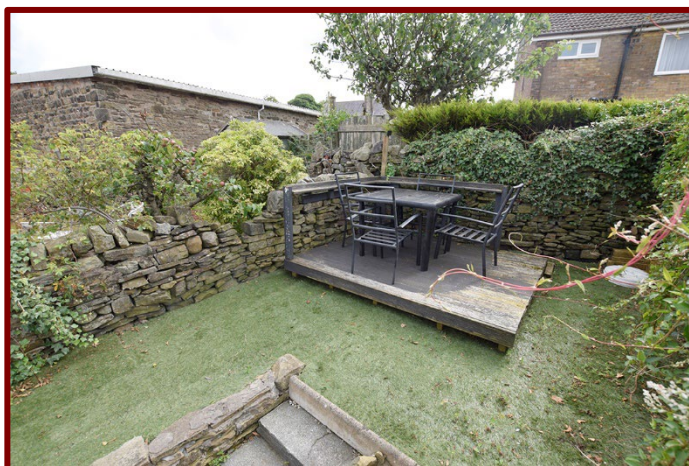
Vinyl flooring

Central heating radiator

Storage cupboard



**Rear Garden**



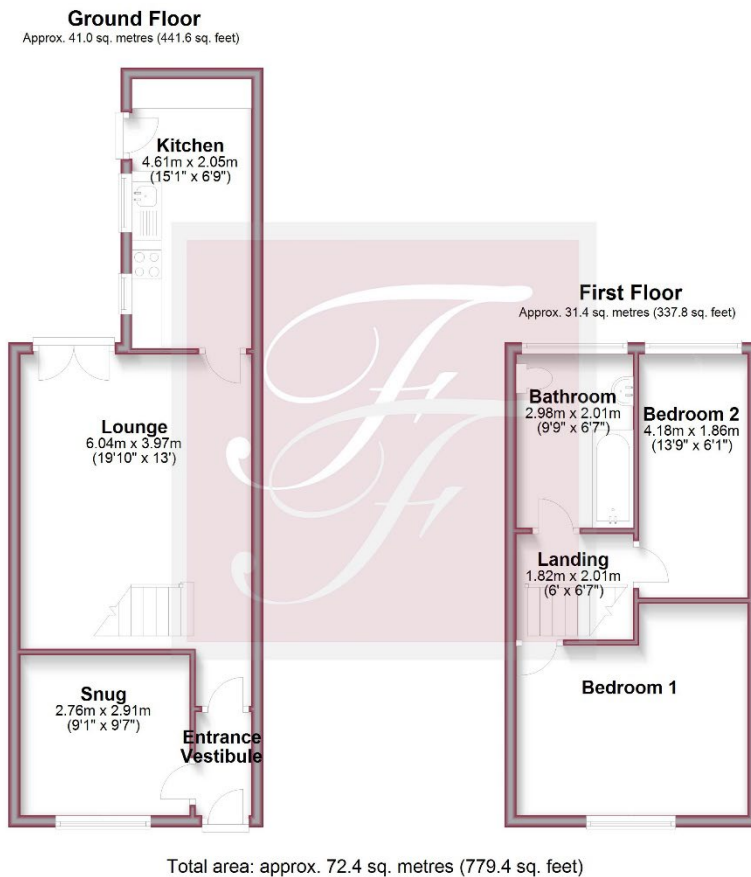
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Please note: Plans are to show room locations only and are not to scale

**NOTES:**

**VIEWING:** Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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