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42 Water Street
Worsthorne
Burnley
BB10 3NF



For Sale

Offers Over £180,000

- Mid-Terrace Cottage
- Two Double Bedrooms
- Wood Burning Stove
- Open Plan Kitchen/Diner
- Modern, Fully Tiled Bathroom

- Village Location
- Highly Sought After Area
- Tax Band - B
- EPC - D
- Leasehold



An attractive and well presented, mid-terrace cottage in the heart of the beautiful village of Worsthorne. The highly sought after village location offers the perfect balance between countryside and town accommodation, with its idyllic location coupled with a convenient shop and transport routes.

As you enter the property through the rock composite front door, you are greeted with an entrance vestibule which in turn leads into a spacious lounge. Boasting exposed brickwork maintaining the charm and character of the home, fitted cupboards within the alcove and an open fireplace with a wood burning stove providing an attractive focal point within the room.

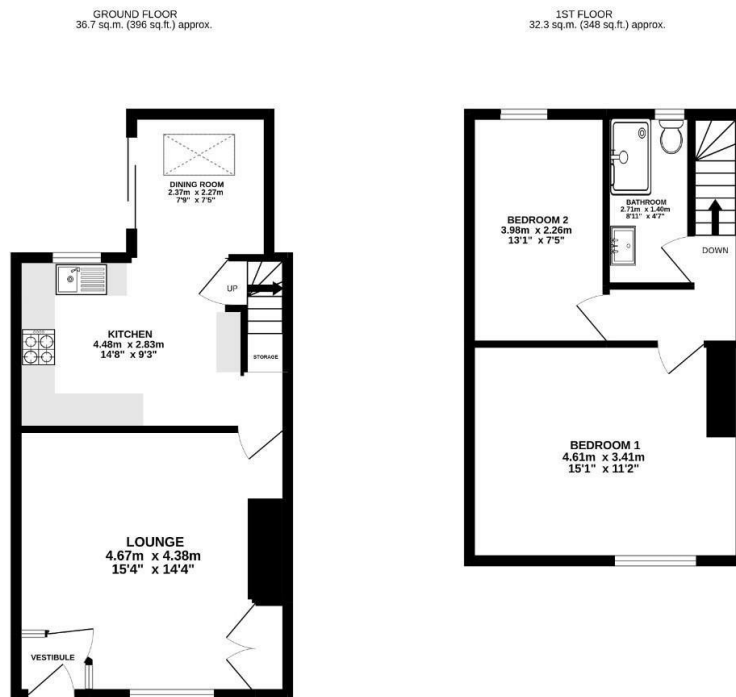
Through to the rear you pass a useful under stair storage cupboard and into an open-plan kitchen/diner, boasting a fully fitted kitchen with matching wall, base and drawer units with co-ordinating work surfaces and subway tile splashbacks with a ceramic sink, integrated fridge/freezer, oven and gas hob with an overhead extractor fan. The dining room is an extension to the original building, with sliding glass doors leading to the rear garden and a Velux window letting in an abundance of natural light.

To the first floor is a central landing leading to two well proportioned double bedrooms situated to the front and rear of the property, both also boasting exposed brickwork, and a modern, fully tiled shower room housing a three piece suite in white comprising a low level WC, wash basin with vanity unit and a walk-in shower unit.

Externally there is a paved seating area to the rear with an ivy-clad stone wall making an ideal place for relaxing on a warm summers night.

The property also benefits from the modern day comforts of gas central heating and UPVC double glazing.

An internal viewing is highly recommended to appreciate the size and high quality finishes this home has to offer.



TOTAL FLOOR AREA: 69.1 sq.m (743 sq.ft.) 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, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with: Metriplan 10000



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26 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk