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## SCHOOL LANE, GUIDE

£295,000



Hunters are excited to bring to market this stylish end cottage. Finished to an eye-catching standard with some excellent garden space.

The property comprises; entrance vestibule, cosy lounge with log burner, open plan kitchen & dining areas, office and ground floor shower room. To the first floor there are two double bedrooms both with fitted wardrobes and a four piece bathroom suite. Externally the property comes with great garden space, with flagged patio areas and nobody overlooking. To the side there is a private driveway.

Note - The property has a new sewerage treatment plant.

School Lane is situated off Guide, with great access onto the M65 motorway link along with access into main town centres of Blackburn, Darwen & Accrington.

**OUR THOUGHTS** - *'Rustic cottage with great outdoor space'*

## KEY FEATURES

- End Cottage
- Generous Garden Space
- Two Double Bedrooms
- Bath & Shower Rooms
- Three Sitting Rooms
- Modern Finish
- Private Driveway







### Ground Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



### First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 107.2 sq. metres (1153.4 sq. feet)

