PROCTORS
ESTATE AGENTS

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Cornflake Cottage, 159 School Lane, Guide, Blackburn

£369,000

An outstanding rural cottage enjoying a large corner plot in this very convenient location close to the M65 at Guide and with superb viewings to the surrounding countryside and towards Pendle Hill. The property has recently undergone a full modernisation program and has ideal family sized living accommodation, while retaining much of its original character.

There is an impressive lounge, new fully fitted kitchen, a large conservatory, 4 bedrooms a three-piece bathroom, gas central heating and PVC double glazing. It also has a detached outbuilding which has been fully refurbished and would be ideal as a home office, gym, workplace or play room. There is a large drive and courtyard to the side and rear which can accommodate for several vehicles and could be on interest to purchasers with a work from home business. Viewing is highly recommended.







159 School Lane, Guide, Blackburn











TENURE
To be confirmed

ACCOMMODATION

ENTRANCE PORCH
2 PVC double glazed windows, tiled flooring, feature door to;

IMPRESSIVE LOUNGE
19' x 15' (5.79m x 4.57m) Feature stone fireplace, beamed ceiling, flagged flooring, wall lighting, open tread staircase, PVC double glazed bay window

NEW FULLY FITTED KITCHEN
19' x 10' (5.79m x 3.05m) Full range of quality wall and floor units, full range of appliances including double oven, hob, extractor, fridge, freezer, inlaid sink with mixer tap, granite worktops, 2 PVC double glazed windows, beamed ceiling, flagged flooring, double radiator, stable door, wood burning stove

LARGE CONSERVATORY
17' x 12' 6" (5.18m x 3.81m) PVC double glazed windows, French doors, 2 radiators, laminate flooring

FIRST FLOOR LANDING

BEDROOM ONE
10' 11" x 9' 10" (3.33m x 3m) PVC double glazed bay window, radiator

BEDROOM TWO
9' 10" x 8' (3m x 2.44m) PV double glazed window, radiator

BEDROOM THREE
10' 0" x 6' 10" (3.05m x 2.08m) PVC double glazed window, radiator

BEDROOM FOUR
10' 6" x 8' 11" (3.2m x 2.72m) PVC double glazed window, radiator, built in cupboard (gas fired central heating boiler unit)

THREE PIECE BATHROOM
9' 9" x 6' (2.97m x 1.83m) Hexagonal bath with shower attachment, wash basin, WC, radiator/towel rail

OUTSIDE
Large courtyard with parking for several vehicles

Tenure	Unknown
Ground Rent	
Council Tax Band	Band
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 are 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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DETACHED OUTBUILDING

18' 6" x 16' 2" (5.64m x 4.93m) PVC double glazed windows in 2 sets of PVC double glazed French doors, spotlighting











COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.

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.

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