



51 AND 53 AVENUE ROAD, HURST GREEN, NEAR CLITHEROE, BB7 9QB

An attractive early 18th Century Grade II listed period property currently split into two 2 bedroom cottages, with potential to convert into a single detached property, with good sized lawned gardens to the front and side, occupying a lovely position beside the entrance to Stonyhurst College's grounds, in the heart of the village.

FOR SALE AS A WHOLE OR IN TWO LOTS

WHOLE – Offers over £450,000
LOT 1 – 51 AVENUE ROAD – Offers over £225,000
LOT 2 – 53 AVENUE ROAD – Offers over £225,000

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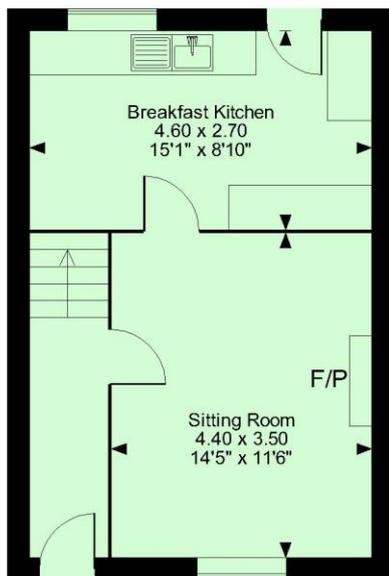
carterjonas.co.uk

51 AVENUE ROAD, HURST GREEN, BB7 9QB

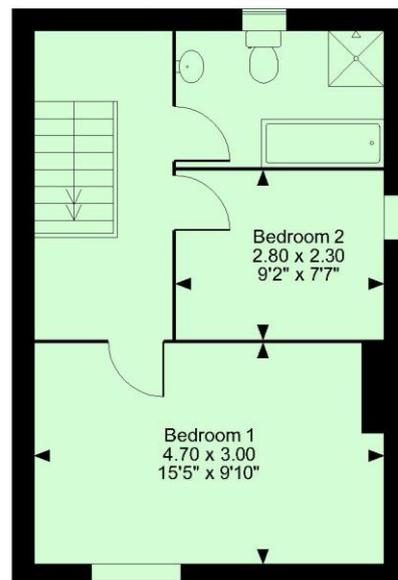
A Grade II listed semi detached cottage in need of some modernisation with a good sized south facing garden to the front.



51 Avenue Road, Hurst Green
Approximate Gross Internal Area
No 51 = 720 Sq Ft/67 Sq M



51-Ground Floor



51-First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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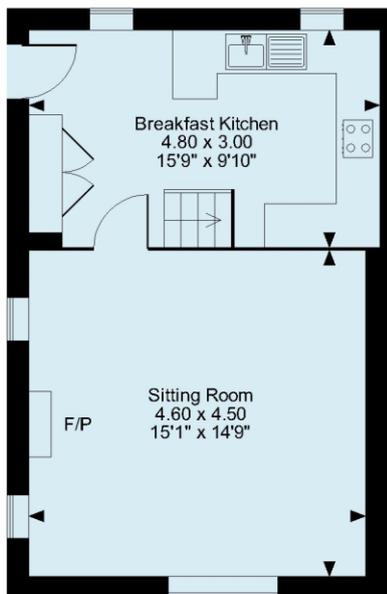


53 AVENUE ROAD, HURST GREEN, BB7 9QB

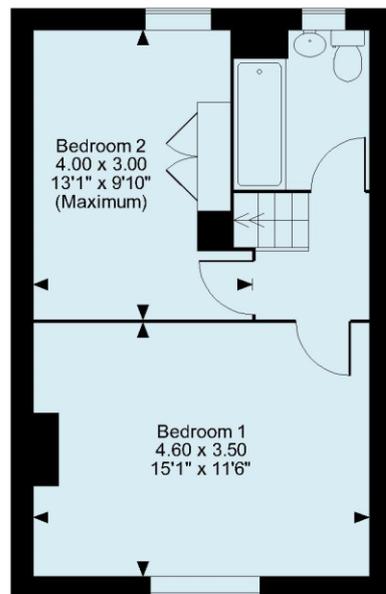
A Grade II listed semi detached cottage with a large south west facing garden to the side.



53 Avenue Road, Hurst Green
Approximate Gross Internal Area
No 53 = 753 Sq Ft/70 Sq M



53-Ground Floor



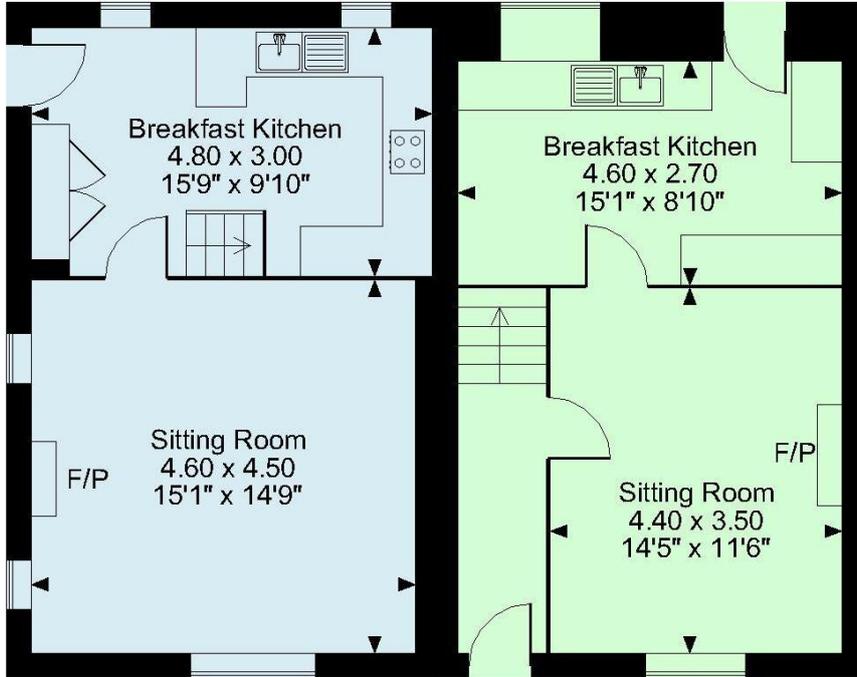
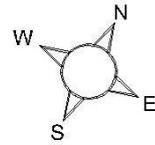
53-First Floor

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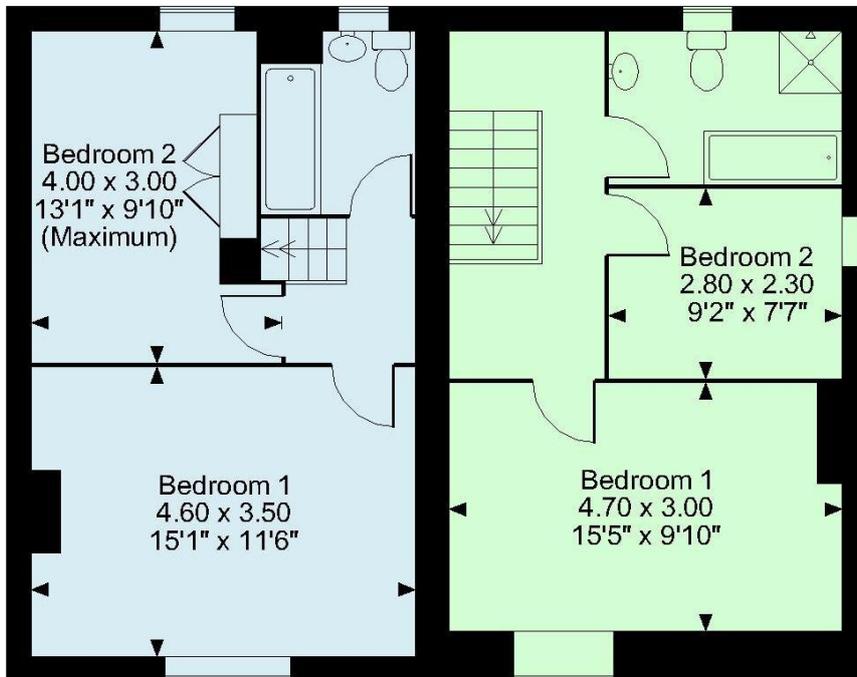
COTTAGES COMBINED

51 and 53 Avenue Road, Hurst Green
 Approximate Gross Internal Area
 No 51 = 720 Sq Ft/67 Sq M
 No 53 = 753 Sq Ft/70 Sq M
 Total = 1473 Sq Ft/137 Sq M



53-Ground Floor

51-Ground Floor



53-First Floor

51-First Floor

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ADDITIONAL INFORMATION

Method of sale

The property is available to be purchased as a whole or in two separate lots. The price for the whole is offers over £450,000 and the price for each cottage is offers over £225,000. The cottages are vacant and possession will be given on legal completion.

Planning

The properties are currently arranged as two separate cottages. We have not made any enquiries of the local planning authority regarding the conversion of them into one property, although it is believed that potential exists. Please note that the cottages are Grade II listed so in addition to planning approval, listed building consent will also be required to carry out any alterations.

Services

Mains electricity, water and drainage are installed to the cottages. 51 Avenue Road has oil fired central heating and 53 Avenue Road has LPG fired central heating.

For more detailed information, please contact Tony Wright at Carter Jonas.

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