



Springfield Street, Blackburn

GRADE II LISTED COTTAGE IN THE HEART OF WITTON

We are extremely excited to welcome to market this grade two listed cottage in Blackburn. The cottage benefits from two double bedrooms, large living space, kitchen/diner and a private rear walled garden. The cottage dates back to 1850's and was originally used as the workers quarters for Griffin Lodge and Griffin Coach House in which both properties date back to the 19th Century. The cottage is in close proximity to Witton Medical Centre, Buncer Lane Pharmacy, Impression Laundry Services and many more fantastic amenities.

The cottage benefits from being close by to the M65 Motorway connecting Manchester, Preston, Burnley and surrounding areas.

Viewing is essential to appreciate this wonderful property that is full of character making it the ideal home for anyone interested in history.

- Grade II Listed Cottage
- Viewing Recommended
- Modern Kitchen/Diner
- A Must View
- Popular Location
- Former Servants Quarters
- Well Presented
- Two Double Bedrooms
- Private Rear Garden
- Modern Bathroom

Offers in excess of £100,000

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Living Room

15'1" x 13'1" (4.6 x 4)

Kitchen/Diner

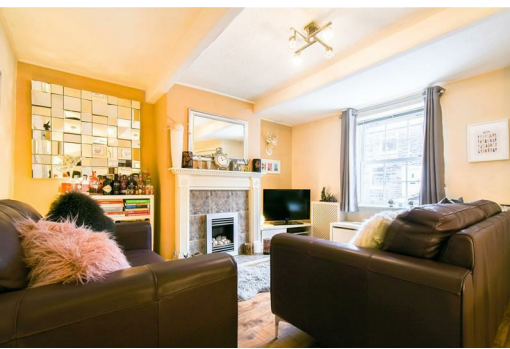
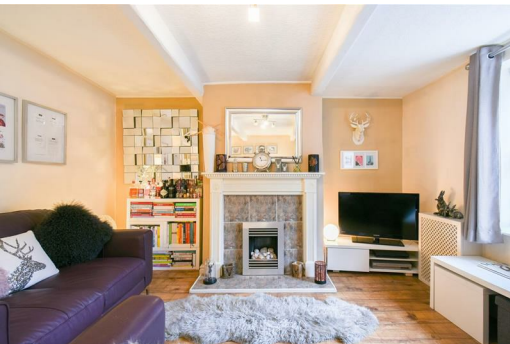
15'1" x 9'6" (4.6 x 2.9)

Master Bedroom

15'1" x 13'1" (4.6 x 4)

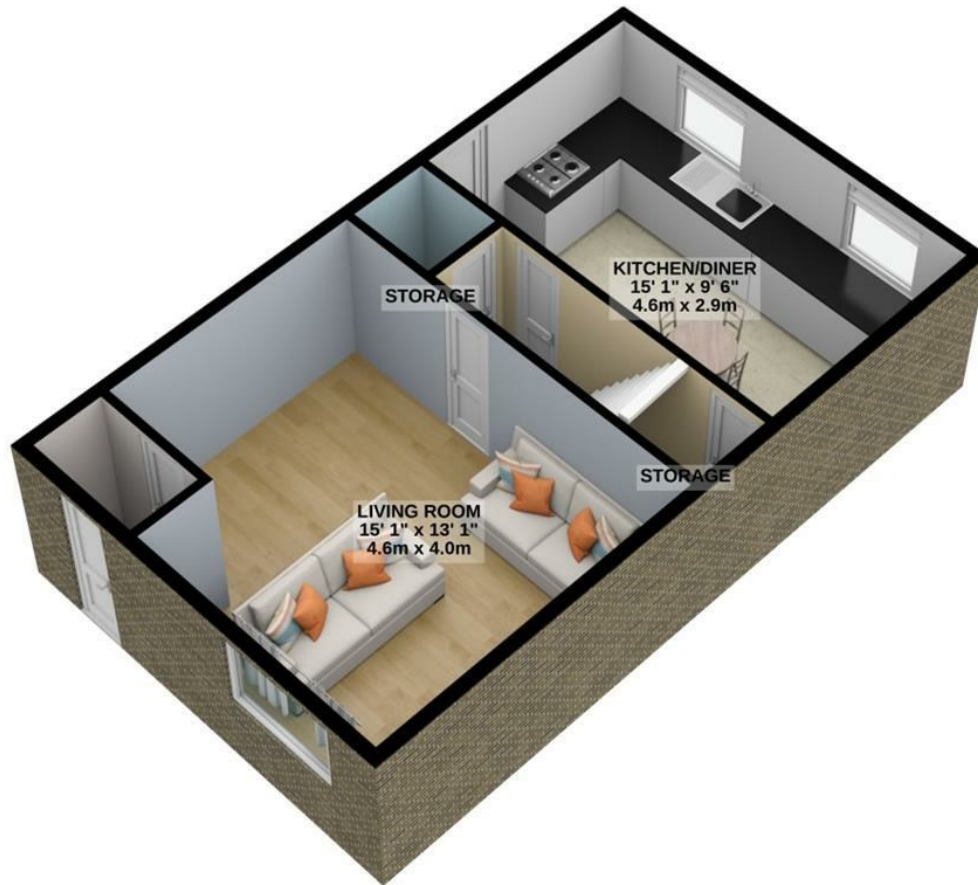
Bedroom Two

12'5" x 8'2" (3.8 x 2.5)






GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 