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Real

73 Waterloo Road  
Kelbrook  
BB18 6TY



For Sale

Price £239,950

- Beautiful cottage
- Sought after village location
- Porch
- Lounge with multi fuel stove
- Stunning kitchen with integrated appliances
- Two bedrooms
- Three piece bathroom
- Off road parking and garden to the front
- Garden to the rear abutting open fields
- Viewing recommended



Welcome to this stunning end cottage on Waterloo Road in Kelbrook, offering a charming blend of rustic appeal and modern convenience. Enter through a welcoming porch that leads into a beautifully finished lounge featuring an Esse multi-fuel stove, creating a warm and cosy space perfect for relaxing or entertaining. Newly installed upvc sash style windows.

The well-equipped kitchen is a chef's delight, fitted with high-quality integrated appliances, including a gas hob, oven, dishwasher, fridge, freezer, and washing machine. With ample storage and a practical layout, this kitchen combines style with functionality to make everyday cooking a pleasure.

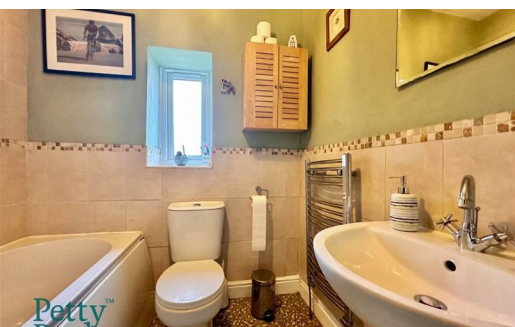
Upstairs, there are two comfortable bedrooms, each thoughtfully designed to maximize space and natural light. The modern bathroom provides a peaceful space to unwind with its contemporary fixtures and soothing decor, making it a perfect retreat at the end of the day.

Outside, the property continues to impress with a garden and driveway to the front, as well as a dedicated wood store. The rear garden abuts open fields, offering beautiful countryside views and tranquility. An additional outhouse at the side of the property and a garden shed providing extra storage, enhancing the practicality of this charming cottage.



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

### 73 Waterloo Road, Kelbrook



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