



**7 Talbot Street**  
Chipping,  
PR3 2QE

**£345,000**

**ESTATE AGENCY**



**Grade II Listed Cottage**

**Parking area to side**

**3 good sized bedrooms**

**Central Village Location**

**Garden to side**

**2 Receptions rooms**



**\* Character Cottage \* Central Village Location \* Parking for 2 cars \* Garden \* Grade II Listed \* This delightful stone built cottage is situated in the heart of the ever popular Chipping Village and boasts the very sought after and enviable traits of off road parking for 2 cars, a garden, three bedrooms and a downstairs WC.**

Internally, the property has been furnished and presented impeccably by the current vendor. The ground floor accommodation comprises of two reception rooms with period features such as flagged floors, ceiling beams and stone fire surrounds. There is a fitted kitchen with a stable door providing access to the side aspect, and a WC housing the boiler. To the first floor there are three good sized bedrooms and a bathroom suite. Externally you can find off road parking and a rear garden which edges Chipping Brook.

The village itself has an active community and offers local public houses, Brabins Tea Room, farm shop, primary schools and places of worship. The market towns of Longridge, Clitheroe and Garstang are all within easy access and provides a good range of amenities.

## Accommodation

### Ground Floor

#### **Kitchen** 15' 3" x 9' 8" (4.64m x 2.94m)

The fitted kitchen has a range of wall and base units with complementing worktops over housing a sink unit with tiled splash back. Integrated appliances include an electric hob and oven with extractor hood over, fridge and a freezer, dishwasher and space for a washing machine. There are windows over looking the rear and a stable door to the side parking area.

#### **Dining Room** 14' 9" x 14' 10" (4.49m x 4.52m)

The flagged floor continues into the dining room and there are wooden beams to the ceiling. The stone mullioned windows open to the kitchen and stone flagged floor make for lovely room features. There is a stone fire place with gas connection. A doorway leads to the kitchen and there is a large window to the front.

#### **Lounge** 14' 11" x 6' 7" (4.54m x 2.01m)

The cosy lounge has some lovely period features. There is a large fireplace housing a multi fuel stove and has a large stone surround and flagged hearth. There is a flagged floor and beams to the ceiling. Doors lead to the inner hall and WC beyond with a further door to the dining room. The room also has a window to the front along with a door, and stairs to the first floor.

#### **Inner Hallway**

The hall has a useful understairs store and doors to the lounge, kitchen and WC.

#### **WC** 5' 11" x 4' 1" (1.80m x 1.24m)

Here you will find the boiler along with a two piece suite comprising WC and wash hand basin. Small window to the rear and a radiator.

## First Floor

#### **Bedroom One** 12' 2" x 9' 1" (3.71m x 2.77m)

Window to the front of the property and built in storage. Feature fire place.

#### **Bedroom Two** 14' 9" x 8' 0" (4.49m x 2.44m)

Another double bedroom with window to the front and a radiator. Loft access.

#### **Bedroom Three** 14' 8" x 6' 7" (4.47m x 2.01m)

A good sized third bedroom with window to the rear, one radiator and fitted clothes rail.

#### **Bathroom** 10' 3" x 5' 6" (3.12m x 1.68m)

Three piece suite in white comprising WC, wash hand basin and bath with electric shower over. Heated towel rail and a radiator. There is a useful storage/linen cupboard and a window to the rear.

## Externally

To the side of the property is a gravel driveway providing off road parking for 2 cars, a rare find in the village. There is a garden to the rear laid with artificial turf meaning a low maintenance space giving you more time to enjoy leisure time. Chipping Brook runs along side the property creating a lovely soundtrack to your quality time outside.

## Services

The property benefits mains electric, water and drainage. Heating by way of LPG gas tank to the rear.

EPC rating N/A

Property tenure Freehold

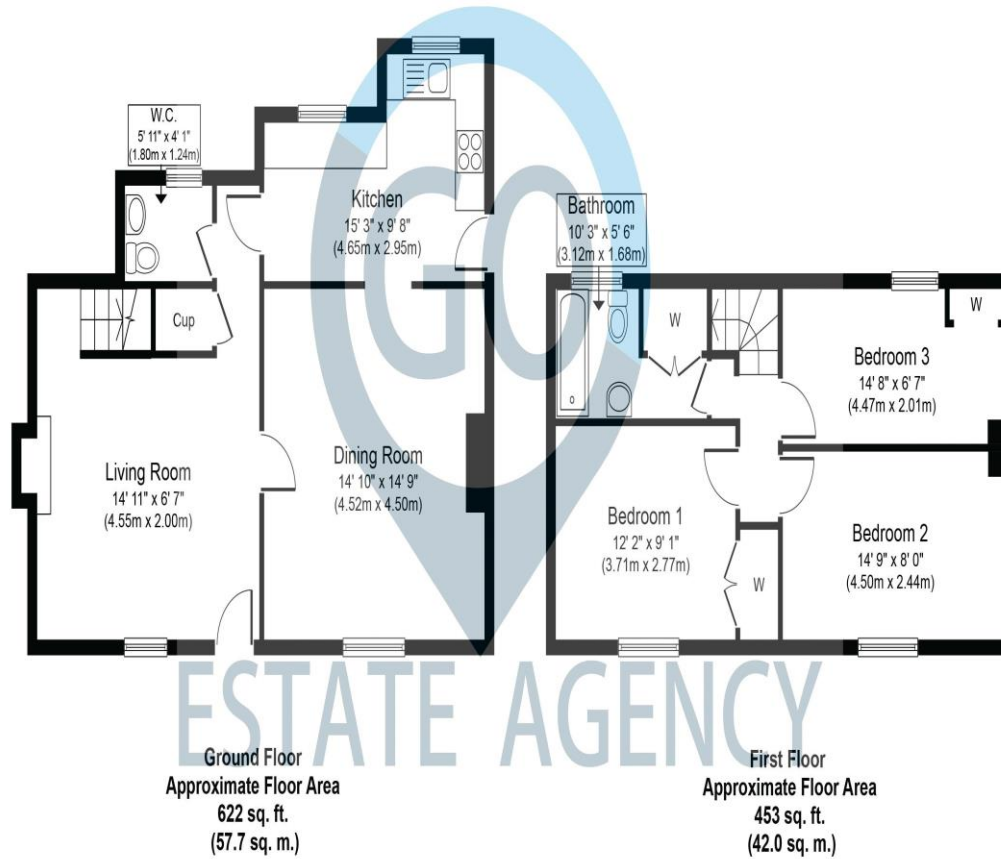
Council tax band D

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