



5 Stanley Court
Chipping,
PR3 2GE

£175,000

ESTATE AGENCY



Stone cottage with character

Two bedrooms

Idyllic country village location

Garden with direct access from the property

Would make an ideal buy to let or investment property

Conservatory



This lovely little cottage set in the beautiful village of Chipping would make an ideal home or investment. To the ground floor there is a large lounge area where you will find the stairs to the first floor. A kitchen that leads through to a conservatory with an outer door leading to the enclosed and mature side garden. To the first floor you will find two bedrooms and a bathroom. Close to all Chippings local amenities, including shops, pubs, cafes, places of worship and a primary school. Within a short drive or bus ride you will find the larger market town of Longridge with supermarkets, bars and restaurants.

Accommodation

Ground Floor

Lounge 15' 4" x 12' 4" (4.67m x 3.77m)

Walking in from the front outer door into a welcoming lounge. Chimney breast housing multi fuel burning stove which provides heating for the hot water. Window to the front aspect. Door to staircase with stairs to the first floor. Access to the kitchen.

Kitchen 14' 10" x 7' 10" (4.51m x 2.39m)

A range of wall and base units with a Belfast style sink. Space for Range cooker, plumbed for washer. Window to the rear, tiled flooring. Access to the sunroom.

Conservatory 15' 8" x 9' 5" (4.78m x 2.87m)

Access to the garden.

First Floor

Landing

Bedroom One 15' 4" x 12' 2" (4.68m x 3.7m)

Feature stone wall. Window to the front aspect.

Bedroom Two 13' 5" x 7' 10" (4.08m x 2.38m)

Window to the rear aspect. Storage housing the water tank heated by the lounge fire.

Bathroom

Bath with electric shower over. WC and wash basin. Window to the rear aspect.

Externally

Garden

Access from the conservatory or courtyard via a gate. Mostly laid to lawn with mature planting. Wall enclosed.

Services

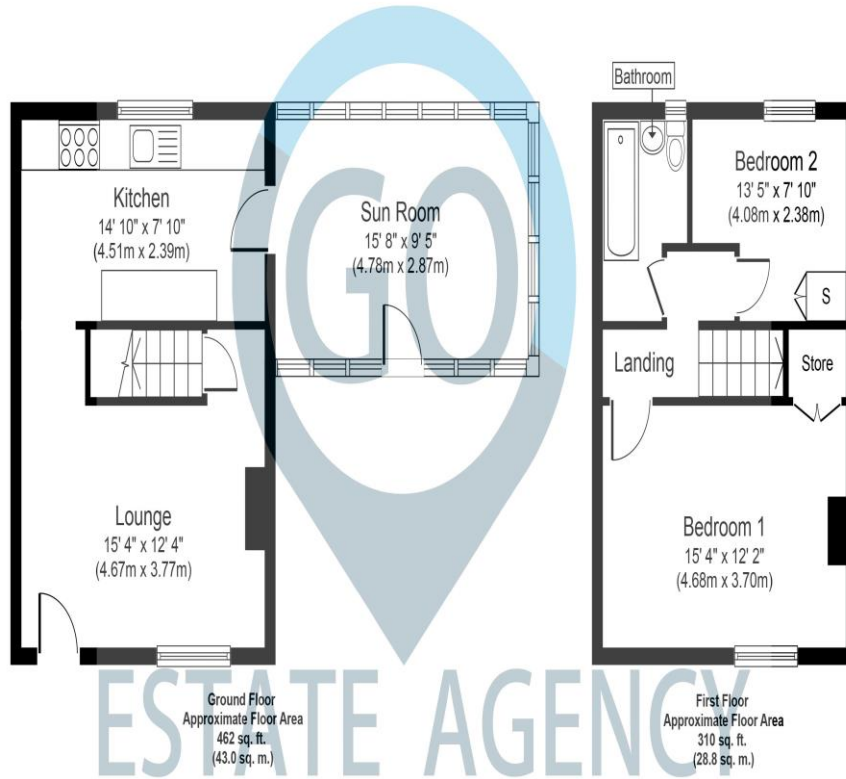
Mains electric. Mains sewage. Back boiler heating from the lounge fire.

EPC rating E
Property tenure
Council tax band D

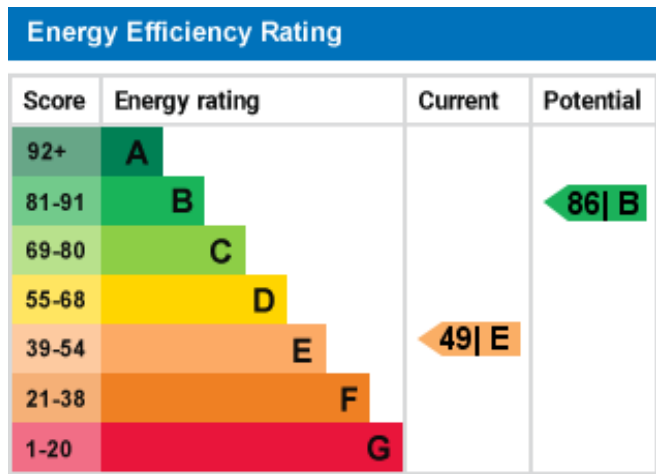
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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