



ESTATE AGENCY

22 Old Hive
Chipping,
PR3 2QQ

£280,000



Three bedroom stone fronted cottage

Enclosed front garden with a shed

Highly sought after village location

Two reception rooms

Beautiful, private location

Close to village amenities



Tucked away on Old Hive in Chipping sits this beautiful, private three bedroomed stone fronted cottage with attached and enclosed garden. To the ground floor is a wide and welcoming lounge with log burner and stairs to the first floor, a dining room/study and kitchen/diner to the rear. To the first floor are three double bedrooms and a family bathroom suite. Externally, to the front of the property is a lawned garden with timber shed. Within walking distance are all village amenities including pubs, cafes, farm shops and fells for the walkers. The larger town of Longridge is only a 10 minute drive away serving all major amenities. Viewing is highly recommended to fully appreciate the position and property on offer.

Accommodation

Ground Floor

Lounge 14' 10" x 14' 5" (4.52m x 4.39m)

A charming reception room with feature beams and stone fireplace. A double glazed window to the front, stairs to the first floor with understairs cupboard. Doors to the dining room and kitchen. Central heating radiator.

Dining Room 14' 3" x 7' 7" (4.35m x 2.31m)

Spacious dining room with double glazed windows to the front and rear. Central heating radiator.

Kitchen 12' 6" x 8' 6" (3.8m x 2.59m)

A modern fitted kitchen with a range of wall and base units with complementing work tops over. There is an oil fired Rayburn oven and 2 ring hob, an electric oven and a built in fridge and freezer. There is a double glazed window and door to rear.

First Floor

Bedroom 1 11' 10" x 11' 6" (3.61m x 3.51m)

Extensive built in wardrobes, one radiator and window to the front aspect.

Bedroom 2 13' 0" x 8' 2" (3.97m x 2.5m) - *maximum dimensions*

Double bedroom with double glazed window to the rear and a central heating radiator.

Bedroom 3 11' 1" x 7' 0" (3.37m x 2.13m)

A small double bedroom with double glazed window to the front and a central heating radiator.

Bathroom 7' 5" x 6' 5" (2.26m x 1.96m)

A modern 3 piece suite in white comprising a WC, wash hand basin and bath with electric shower over. A central heating radiator, double glazed window to the rear and tiled floor. .

Externally

There is a garden to the front of the property with a timber shed and an outhouse to the rear housing the oil tank.

Services

Oil tank serving the Rayburn and central heating. There is mains water, sewerage and electric.

EPC rating to be confirmed

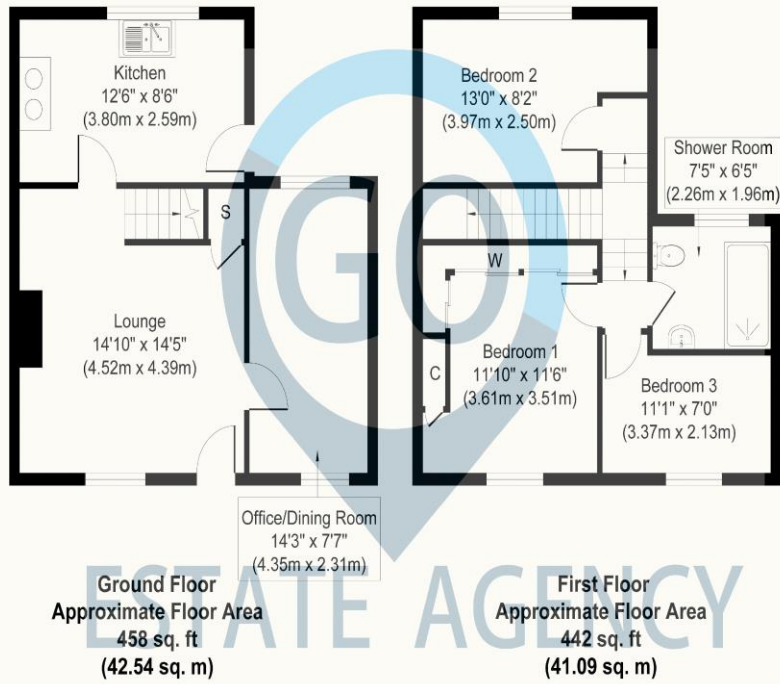
Property tenure Freehold

Council tax band D

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