

1 Kirklands
Chipping,
PR3 2GN
£220,000

Offers in Excess of



Recently refurbished semi detached property

**Within walking distance to the pubs, cafes,
farm shop and park**

Open plan kitchen/living area

Three bedrooms

Positioned in the heart of Chipping village

No onward chain

Downstairs WC and separate utility

Highly sought after location



Take a look at this recently refurbished semi-detached house in a delightful rural village. Decorated in chic neutral tones of greys and white, this property offers a modern contemporary living space ideal for first-time buyers, investors or growing families alike.

Step inside to discover an open plan kitchen dining area perfect for entertaining guests or enjoying family meals along with a living room and utility porch to the ground floor. The first floor boasts 3 bedrooms and a bathroom with separate WC. Externally you will find gardens to the front and rear with lawned areas and mature planting, providing outdoor space to relax in.

Located in a popular rural village with a strong community feel, Chipping offers a range of amenities including pubs, cafes, a farm shop, and even cricket and football clubs. The village hall hosts a variety of events throughout the year and the village has annual agricultural show and steam fair. For outdoor enthusiasts, the surrounding Area of Outstanding Natural Beauty offers endless opportunities for hill walking and exploring the beautiful countryside. The market towns of Longridge, Garstang and Clitheroe offer further amenities and are easily accessible by car with a regular bus route to Longridge and Clitheroe.

With a total size of 1042 sq ft, this property is the perfect opportunity for first-time buyers and young families to make their mark in a sought-after location. Don't miss out - come and view this recently refurbished gem today!

Accommodation

Ground Floor

Hall

A welcoming entrance to the property with doors to the ground floor rooms and stairs rising to the first floor. Window to the side aspect offering natural light.

Lounge 13' 8" x 11' 5" (4.16m x 3.48m)

A good sized reception room with a large window to the front.

Kitchen/Dining Room 18' 1" x 11' 4" (5.51m x 3.45m)

This room will sure to be the hub of the home offering space to dine and entertain as well as cook. There is a range of units with worktops over and a stainless steel sink and drainer unit with mixer tap. The island unit and breakfast bar houses the electric oven and hob. You will find space for a fridge freezer in a pantry cupboard. There is a radiator, large window to the side and patio doors to the rear and a door to the utility porch area.

Utility Porch 10' 3" x 9' 1" (3.12m x 2.77m)

This area has further units, worktop and sink with space for a washing machine.

WC

The WC has a modern 2 piece suite in white and comprises a WC and wash hand basin.

First Floor

Landing

The landing has doors to the bedrooms and bathroom. You will find a window to the side and a useful storage cupboard.

Bedroom 1 13' 7" x 10' 3" (4.14m x 3.12m)

The main bedroom has a window to the front and a radiator

Bedroom 2 11' 3" x 9' 10" (3.43m x 2.99m)

A further double bedroom with window to the rear and a radiator

Bedroom 3 9' 4" x 8' 1" (2.84m x 2.46m)

A window to the front, radiator and store cupboard.

Bathroom 8' 1" x 5' 6" (2.46m x 1.68m)

Recently refurbished the modern suite in white comprises a bath, shower cubicle and wash hand basin. There is a window to the rear.

WC

WC in white and window to the side.

Externally

The property benefits from gardens to the front and rear with a mix of lawned area and flower borders with a range of mature planting. There is a path and further lawn area to the side.

EPC rating C

Property tenure Freehold

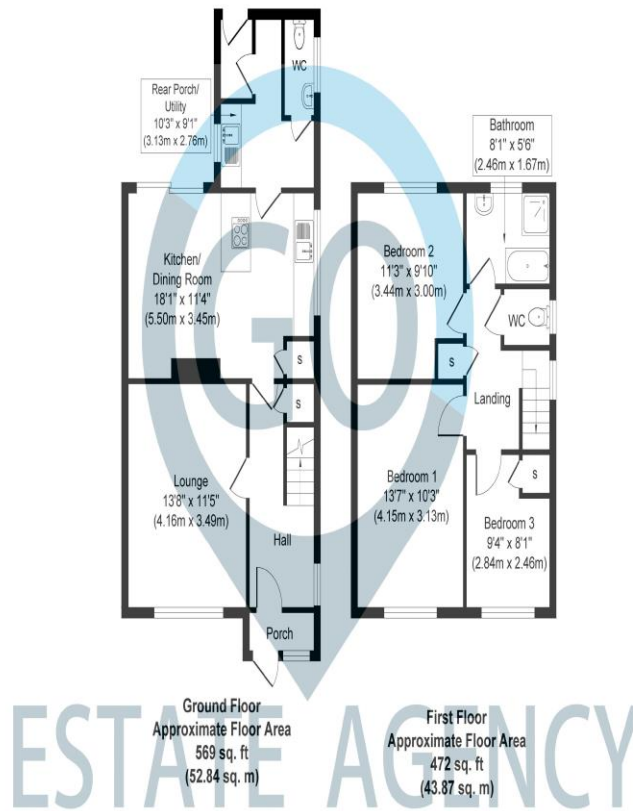
Council tax band C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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