



ESTATE AGENCY

Squirrel Cottage Clitheroe Road
Knowle Green,
PR3 2YS

£240,000



Beautiful two bedroom country cottage
Lounge with log burning stove
Ample outdoor space plus off road parking
Set in the stunning hamlet of Knowle Green

Kitchen diner
Beautiful three piece bathroom suite
Countryside setting with open views



TWO BED* CHARACTER COTTAGE*

Go Estate agent have the pleasure to bring to market this delightful two bedroomed stone terrace cottage. Briefly comprising to the ground floor lounge with wood burning stove, kitchen with space for a dining table. To the first floor you will find two bedrooms. A charming bathroom, including a bath with shower over, WC and wash basin. Externally to the front of the property is off road parking, beyond this is a mature garden with ample space to enjoy. Externally to the rear is a large wooden shed housing a utility area, and space to be used for as an occasional room. Open countryside views.

Accommodation

Ground Floor

Lounge

Door to the front of the property. Charming and full of character with a wood burning stove. Staid to the first floor, door to kitchen

Kitchen/Diner

Floor and base units in keeping with the character of the cottage, with modern day living in mind. Integral fridge freezer and dishwasher. Electric oven and hob with extractor over. Integrated microwave. Belfast style sink with tap over. Door to the rear of the property.

First Floor

Landing

Doors to bedrooms and bathroom

Bedroom One

Window to the front elevation.

Bedroom Two

Window to the rear elevation.

Bathroom

Modern twist on an old classic. Bath with shower over, WC and wash basin with gold accessories. Gold towel ladder. Part tiled walls. Tiled floor.

Externally

Front garden

Off road parking with a mature 'secret garden' beyond this. Ample space to enjoy.

Rear Garden

Large wooden shed used as an occasional room, with a utility area plumbed for washer.

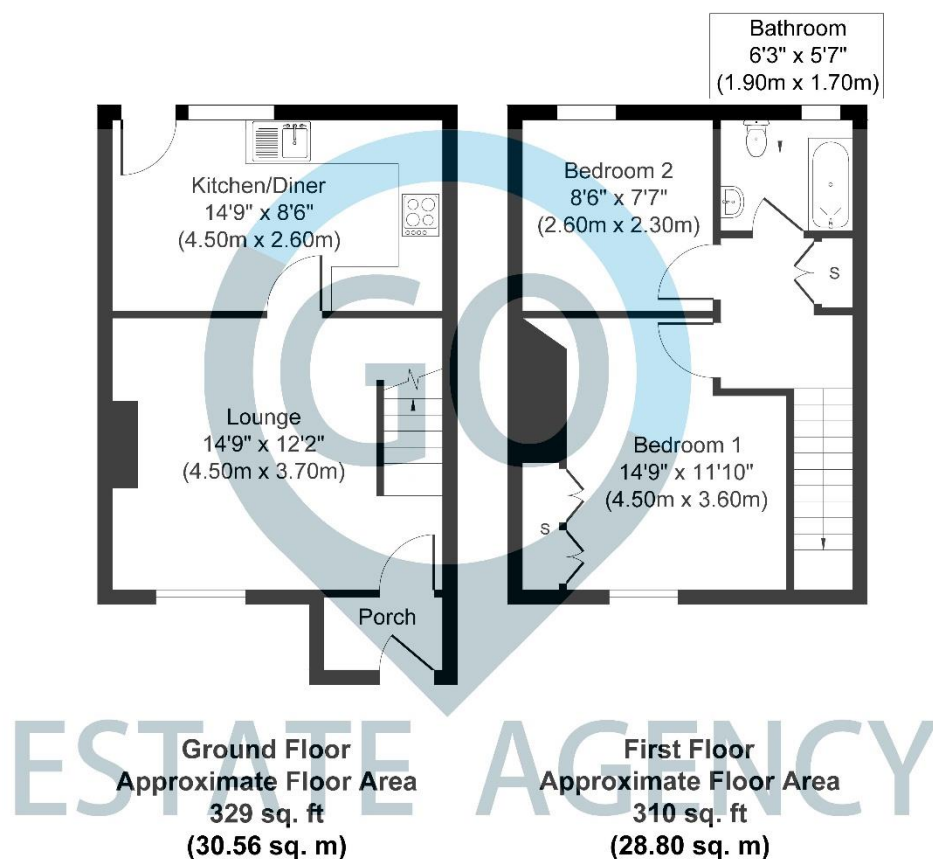
EPC rating E

Property tenure Freehold

Council tax band TBC

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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