



22 Old Hive,
Chipping

£260,000

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 a coal open fire 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. The property benefits from fibre connectivity for those maybe working from home.

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.



22 Old Hive, Chipping

Ground Floor

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

A charming reception room with feature beams and stone fireplace surrounding an open coal fire. 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

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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

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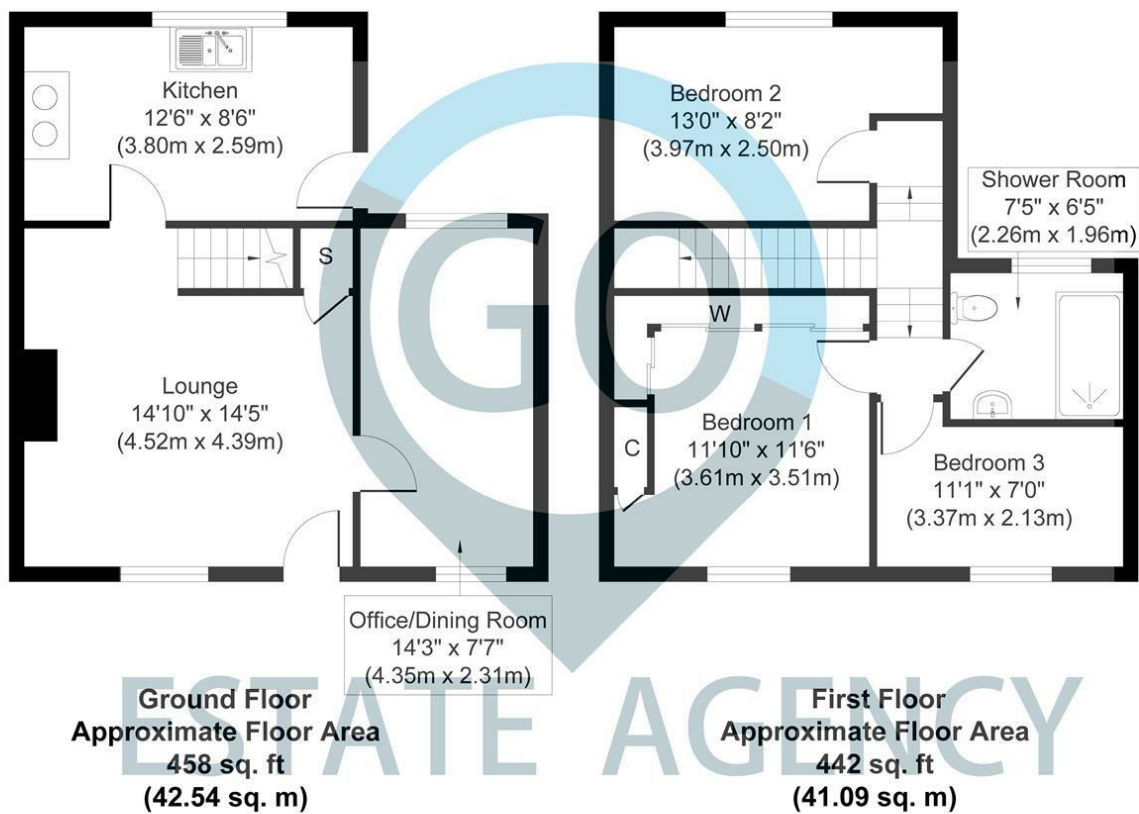
There is a garden to the front of the property with a timber shed and an outhouse to the rear housing the oil tank.

Services

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

Property tenure Freehold

Council tax band D



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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