



**6 Goose Lane Cottages, Chipping PR3 2QF**

**£310,000**



**A beautifully finished three bedroom cottage set in the stunning countryside of Chipping, Ribblesdale Valley. If you are looking for a beautifully maintained home in an outstanding semi-rural location then this is the one for you! This cottage oozes character and commands stunning views to Parlick and Fairsnape. The property benefits from an entrance hallway, open plan kitchen through to spacious lounge opening onto the rear patio and good sized garden with beautiful open views across the Hodder Valley.**

To the first floor is a master bedroom with fitted wardrobe space two further bedrooms and a family bathroom. Externally, there is a mainly grassed rear peaceful garden with countryside views beyond.

To the front aspect driveway parking for two cars and shared communal gardens.

Situated near the picturesque village of Chipping and close to Longridge and Clitheroe this location is second to none and an excellent lifestyle choice.

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[www.athertons-uk.com](http://www.athertons-uk.com)

tel. 01254 828810

### Entrance Hall

**9' 9" x 6' 7" (2.98m x 2.00m)**

Spacious entrance hall with tiled flooring, turned staircase leading to the first floor and storage room with extra storage under the stairs. Modern electric radiator.

### Kitchen

**9' 9" x 8' 9" (2.98m x 2.67m)**

Fitted with a range of wall and base units with complementary solid beech worktops, integrated dish washer, washing machine and fridge freezer, stainless steel sink and drainer, induction hob, electric oven, part tiled walls and double glazed wood windows to the front.

### Living Room

**18' 2" x 15' 9" (5.53m x 4.8m)**

Open plan lounge/dining room, multi-fuel burning stove with tiled surround, uPVC double glazed windows to the rear aspect, double glazed French windows giving access to the rear garden, modern electric radiator (all radiators have been newly installed and are individually controlled), picture rail and coving.

To the rear of the property is a south facing garden which is laid partly to lawn, a small patio area with enough space for seating and outstanding views towards Longridge Fell and beyond.

To the front of the property are communal lawned areas, driveway parking for two cars and further visitor parking.

### Landing

Loft access with ladder which is boarded with electric and light and airing cupboard housing hot water cylinder.

### Main Bedroom

**12' 4" x 10' 9" (3.76m x 3.28m)**

Sizeable dual aspect bedroom, fitted wardrobe, picture rail, two uPVC double glazed windows to the front aspect with views and modern electric radiator.

### Bedroom Two

**11' 0" x 7' 11" (3.36m x 2.42m)**

Double glazed wood windows to the rear aspect with open views and modern electric radiator.

### Bedroom Three

**11' 0" x 7' 6" (3.36m x 2.28m)**

Double glazed wood windows to the rear aspect with open views and modern electric radiator.

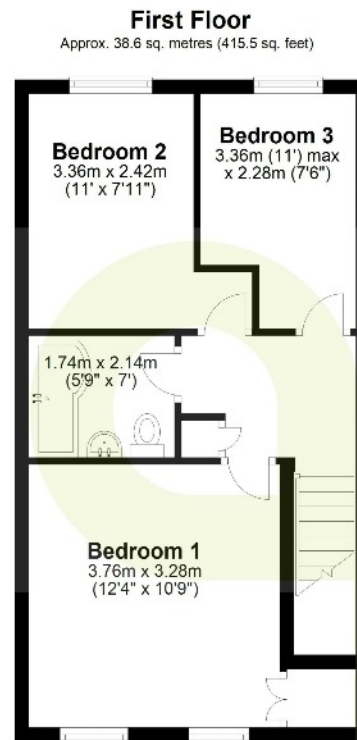
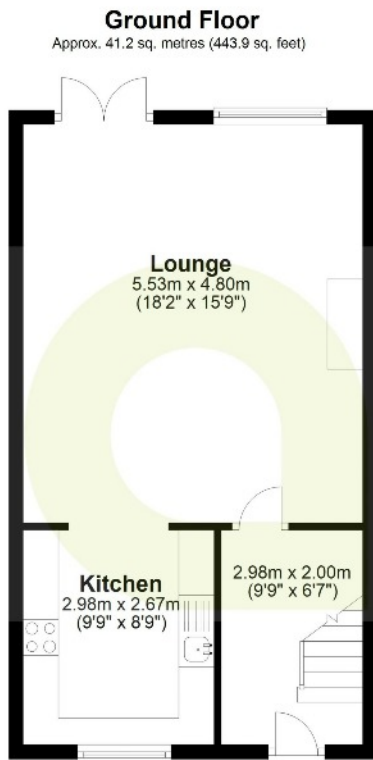
### Family Bathroom

**5' 9" x 7' 1" (1.74m x 2.14m)**

Fitted with a three piece suite comprising of a bath with tap attachment shower, pedestal wash hand basin and low flush WC, shaver points, part tiled walls and modern electric radiator.







Total area: approx. 79.8 sq. metres (859.4 sq. feet)



## services

Mains Electric and Water and Drains.

## tenure

We understand from the owners to be Commonhold. Monthly management charge of £15 to include common garden and driveway maintenance.

## council tax

Band D

## viewings

Strictly by appointment tel. 01254 828810

## office hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

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## internet

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We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

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