



22 Old Hive, Chipping, PR3 2QQ  
£260,000



# 22 Old Hive, Chipping, PR3 2QQ

Tucked away on Old Hive in Chipping sits this beautiful, private three bedroomeed 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.

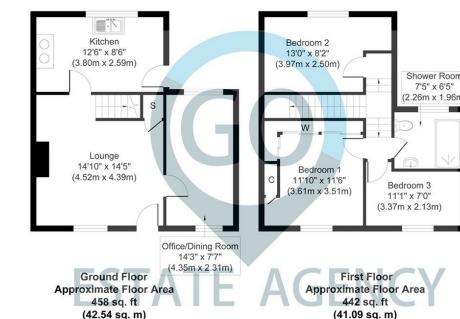


Ground Floor



First Floor

Externally



Whilst every effort 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. These measurements should not be relied upon for valuation, insurance 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 in the plan have not been tested and no guarantee can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(51-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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