



BB7 4RS

Bank Hall Cottage, Sawley, Lancashire

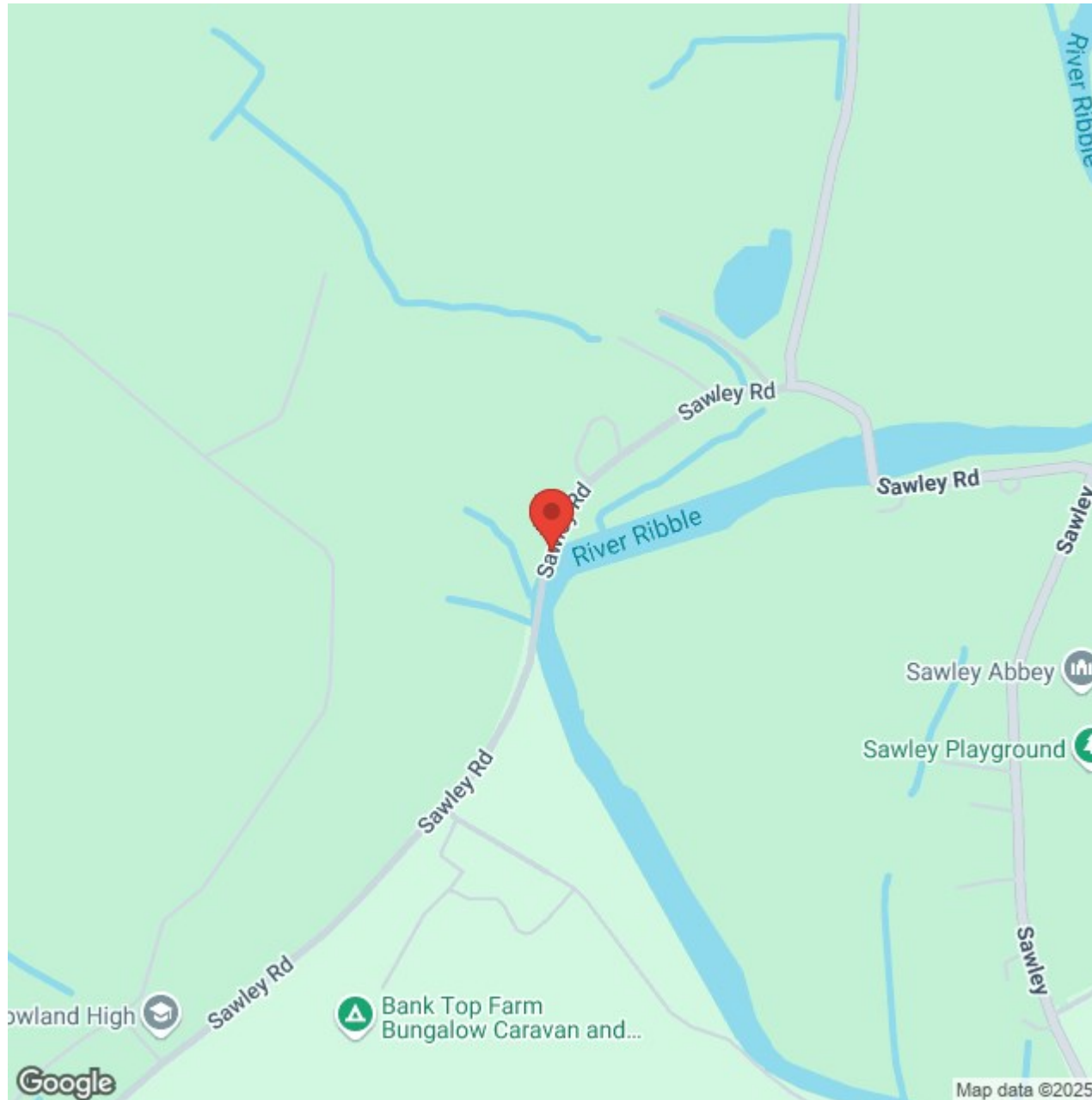
£750 PCM

Located in the beautiful rural village of Sawley, just outside of Clitheroe, Ribble Valley, we are delighted to have been asked to find tenants for this gorgeous TWO bed cottage. The property comprises of kitchen with room for a dining table, living room with original stone fireplace, two double bedrooms, bathroom and a nice and easily maintained garden to rear.

The location is superb and is in the catchment area for a really popular school.

We don't expect this property to stay on the market for long, so call us for a viewing on 01200 435 667.







Lancashire

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GROUND FLOOR

Having a solid wood stable style front door leading into:

BREAKFAST KITCHEN 9'9" x 12'5" (2.997m x 3.792)

Having fitted wall and base units, contrasting tops, 1x radiator, tiled flooring, access to the boiler, plumbing for a washing machine, a uPVC double glazed window to the front elevation, Lamona electric oven, 4-ring

gas hob, air extraction hood over, recessed spot lights, tiled splash backs and space for a small table / chairs. With access through to:

LIVING ROOM 16'7" x 12'4" (5.076m x 3.776m)

A spacious room having wood effect flooring, a feature stone wall, 1x radiator, wood burner set within a large feature stone fireplace, beams, under stairs storage cupboard, recessed spot lights, window seat, a uPVC double glazed window to the rear elevation, television point, a uPVC double glazed patio door leading out to the rear garden and a staircase leading to the first floor / landing.

FIRST FLOOR / LANDING

Having 2x storage cupboards and access to the loft hatch.

BEDROOM ONE 8'3" x 12'5" (2.538m x 3.787m)

A room of double proportions having 1x radiator, a uPVC double glazed window with stone sill to the front elevation.

BEDROOM TWO 12'2" x 7'8" (3.715m x 2.341m)

A well proportioned room having 1x radiator, inbuilt storage cupboard and a uPVC double glazed window to the rear elevation.

BATHROOM

A 3-piece suite comprising of: a panelled bath with overhead shower, push button w.c, pedestal sink, tiled walls, tiled flooring, extractor fan, recessed spot lights, towel radiator and a uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the rear elevation is an enclosed garden having a patio seating area.

PUBLISHING

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OUTSIDE

Externally to the rear elevation is an enclosed garden having a patio seating area.









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