



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Smithy Row, Hurst Green, BB7 9QA

Offers Over £300,000

A GORGEOUS THREE BEDROOM COTTAGE IN AN IDYLIC RIBBLE VALLEY VILLAGE

Nestled in the heart of the picturesque Ribble Valley village of Hurst Green, this stunning three bedroom, terraced cottage is being welcomed to the property market. Ideally suited for a small family looking for a semi-rural retreat with easy access to the neighbouring towns of Clitheroe, Longridge, and Preston, this beautifully maintained property is finished throughout with neutral tones an abundance of natural light. The property benefits from easy access to local walks around the vicinity of Stonyhurst College and The Tolkien Trail.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC and a spacious reception room. The reception room provides access to a contemporary fitted kitchen/diner which leads to the rear garden. To the first floor is a landing with doors leading to three bedrooms and a modern three piece family bathroom suite. Externally the property boasts a fully enclosed paved rear garden with artificial turfing. The front of the property offers off-road parking for two vehicles.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  1  C

- Mid Terrace Cottage
- Spacious Reception Room
- Off Road Parking
- EPC Rated C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Contemporary Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hallway

8'9 x 6' (2.67m x 1.83m)
Hardwood front entrance door, central heating radiator, laminate flooring, stairs to the first floor and doors to WC and reception room.

WC

6' x 5'7 (1.83m x 1.70m)
Dual flush WC, pedestal wash basin, understairs storage, spotlights and tiled flooring.

Reception Room

14'9 x 11'3 (4.50m x 3.43m)
UPVC double glazed window, central heating radiator, television point, spotlights, laminate flooring and door to the dining kitchen.

Dining Kitchen

17'8 x 7'11 (5.38m x 2.41m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated fridge freezer and washing machine, spotlights, tiled flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

Loft access, smoke alarm, spotlights and doors to three bedrooms and bathroom.

Bathroom

8'2 x 6'3 (2.49m x 1.91m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC, tile panelled bath with direct feed shower overhead, part tiled elevations and tiled flooring.

Bedroom One

13'9 x 10'11 (4.19m x 3.33m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

10'11 x 8'8 (3.33m x 2.64m)
UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

7'7 x 6'8 (2.31m x 2.03m)
UPVC double glazed window and central heating radiator.

External

Front

Off road parking for two vehicles.

Rear

Enclosed paved and artificial lawn garden.



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