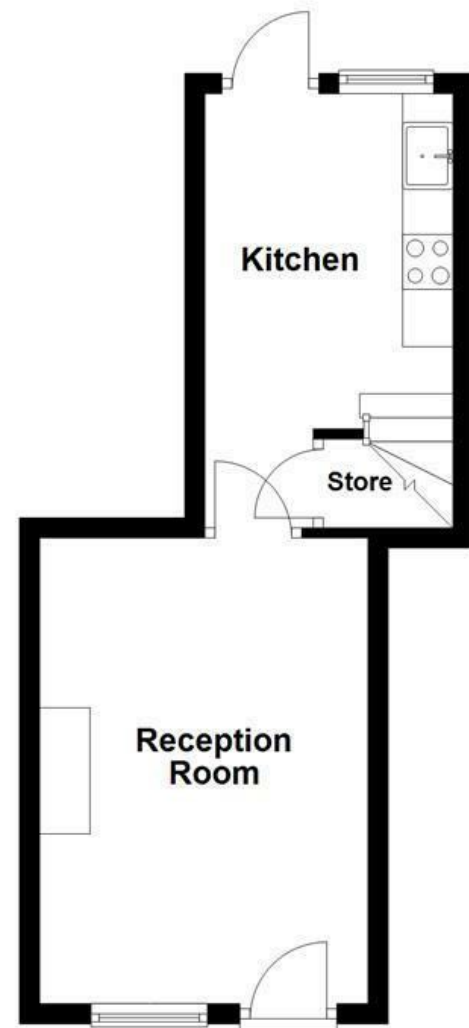
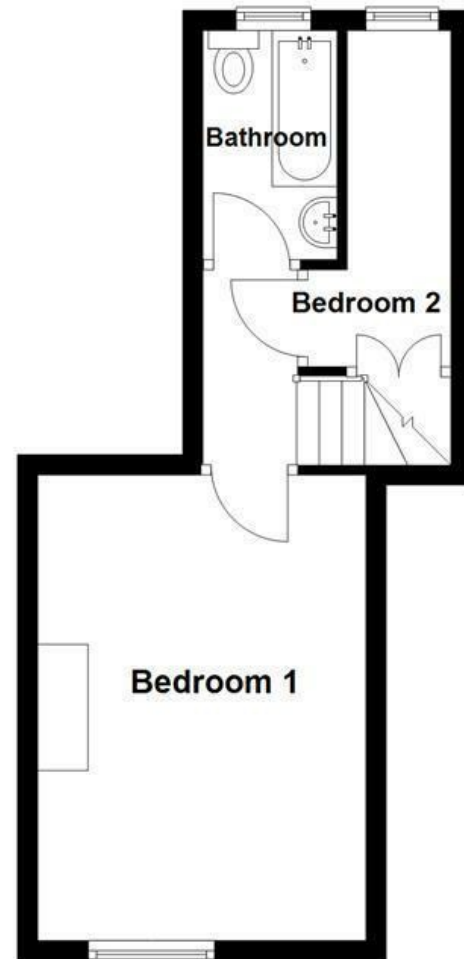


Ground Floor



First Floor



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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Talbot Street, Chipping, PR3 2QE

Asking Price £239,950

AN EXCEPTIONAL 17TH CENTURY COTTAGE WITH ADDED GARDEN

A rare opportunity to purchase a 17th century, two bedroom, mid terrace cottage, in the heart of Chipping. Set in an area of outstanding beauty and gateway to the forest of Bowland, this beautiful home is steeped in history. A credit to the current owner, this property has been transformed into a lovely, characterful home, truly not to be missed!

The rear of the cottage opens onto and has access into the gated, shared, south-facing private courtyard 'Stanley Court.' There is a small patio area outside the kitchen which belongs to the cottage. The property has an additional small shed, wood store and coal bunker set within the courtyard. The beautiful, secluded, large cottage garden, surrounded by fully mature deciduous trees is down by the old stone church wall, which delineates the garden boundary along it's south side, with an additional large garden shed.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Talbot Street, Chipping, PR3 2QE

Asking Price £239,950



- Beautifully Presented 17th Century Terrace Cottage
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating TBC
- Two Bedrooms
 - Bursting with Character and Charm
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Stunning Rear Garden
 - Council Tax Band B

Ground Floor

Reception Room

15'2 x 10'8 (4.62m x 3.25m)
Hardwood front door, hardwood double glazed window, electric heater, cast iron multifuel burner with stone hearth, oak mantel, television point, solid wood flooring and hardwood door to kitchen.

Kitchen

14'2 x 8'1 (4.32m x 2.46m)
Hardwood double glazed window, electric heater range of wood panelled wall and base units with solid wood work surfaces, tiled splashback, ceramic Belfast sink with mixer tap, integrated electric oven with four ring Neff induction hob and extractor hood, space for fridge, plumbing for washing machine, spotlights, integrated overhead storage, exposed stone wall, smoke detector, understairs storage, tiled flooring and hardwood double glazed stable door to rear.

First Floor

Landing

8'3 x 6'3 (2.51m x 1.91m)
Electric heater, over stairs storage, smoke detector, loft access, hardwood doors leading to two bedrooms and bathroom.

Bedroom One

15'2 x 12'1 (4.62m x 3.68m)
Hardwood double glazed window, electric heater, loft hatch, original cast iron fireplace with stone hearth and solid wood flooring.

Bedroom Two

11'4 x 7'0 (3.45m x 2.13m)
Hardwood double glazed window, loft access, spotlights, over stairs storage and wood effect laminate flooring.

Bathroom

6'9 x 4'5 (2.06m x 1.35m)
Hardwood double glazed frosted window, central heated towel rail, low basin WC, wood panel bath with mixer tap, overhead electric feed shower and rinse head, pedestal wash basin with traditional taps, tiled elevations, spotlights and solid wood flooring.

External

Courtyard with access to enclosed garden with paving, bedding areas, stone chippings, mature shrubbery and storage shed.

