

ROBINSONS COTTAGE  
EASINGTON ROAD  
SLAIDBURN  
BB7 3AF

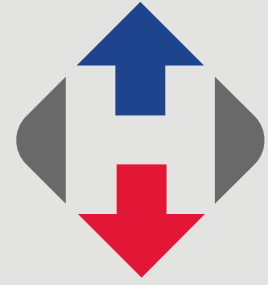


£345,000



- Semi-detached stone built cottage
- 3 good double bedrooms
- Gardens front side and rear
- Sought after rural location
- Bright open plan living/ dining area
- Quality modern fitted kitchen
- House bathroom with shower
- Approx 116 m2 1,249sq ft

**Rare to the market, a spacious stone-built end terrace cottage situated in the sought after Ribble Valley village of Slaidburn with gardens to the front side and rear along.**



**Internal accommodation is well presented and modern throughout with an entrance hallway and cloakroom, a large open plan living/ dining area with French doors onto the side gardens and opens onto the modern fitted kitchen. On the first floor are three good size double bedrooms and a house bathroom with shower.**

**LOCATION:** Heading out of Waddington towards Newton-In-Bowland, continue along Slaidburn Road to the crossroads with Easington Road. Turn right at the junction and continue 0.8 miles where Robinsons Cottage can be found on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALL:**

**CLAOKROOM:** comprising low level w.c, matching pedestal hand basin, extractor fan and electric shaver point.

**LIVING/DINING ROOM:** 8.1m x 4.4m (26'6" x 14'7"); generous reception room with feature stone wall and chimney breast with open fire and dog grate on a stone hearth, a large double glazed window enjoys views over to Waddington Fell and double glazed French doors open onto the side patio, opening to:

**KITCHEN:** 2.7m x 3.0m (9' x 9'11"); shaker style wall and base units with solid wood work surface

preparation areas to two sides incorporating stainless steel twin sink and drainer unit, four-ring electric hob, oven with grill and extractor fan over, plumbing for washing machine and space for fridge freezer.

**FIRST FLOOR:**

**LANDING:** access to bedroom accommodation and loft access hatch.

**BEDROOM ONE:** 4.4m x 3.4m (14'7" x 11'3"); with views across to Waddington Fell.

**BEDROOM TWO:** 3.4m x 3.4m (11'3" x 11'3"); with views across to Waddington Fell.

**BEDROOM THREE:** 3.3m x 3.6m (10'11" x 11'11"); with views over the Hodder Valley.

**HOUSE BATHROOM:** Housing three-piece suite comprising a twin flush low level w.c, pedestal handbasin and panelled bath with shower over and extractor fan.





**OUTSIDE:** To the front of the property is a narrow paved pathway flanked by garden borders, the side and rear of the property is mainly pebbled with a paved patio area from which to enjoy the afternoon sun, useful garden shed and paved pathway to entrance door.

**HEATING:** Biomass central heating system complimented by double glazed windows.

**SERVICES:** Shared septic tank drainage, mains electric and mains water, no gas.

**COUNCIL TAX BAND D.**

**FLOOD RISK LEVEL:** Very low.

**EPC:** The energy efficiency rating for this property is E.

**VIEWING:** By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We



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*Robinsons Cottage, Slaidburn, BB7 3AF  
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