



## 6 Church Street, Ribchester

£299,950 Freehold

A TRADITIONAL THREE BEDROOM VICTORIAN TERRACED COTTAGE DATING BACK TO THE 1800'S RICH IN PERIOD CHARACTER AND LOVINGLY OWNED FOR OVER 40 YEARS.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





**A TRADITIONAL THREE BEDROOM VICTORIAN TERRACED COTTAGE DATING BACK TO THE 1800'S RICH IN PERIOD CHARACTER AND LOVINGLY OWNED FOR OVER 40 YEARS.**

This delightful home offers a wealth of original features throughout, including open fires, traditional tiled flooring and beautifully retained Victorian details. The accommodation begins with an inviting entrance hallway showcasing the original tiled floor, setting the tone for the character found within.

To the front of the property is the first reception room, featuring an open fireplace and providing a cosy yet elegant space for relaxation. The second reception room also benefits from an open fire and boasts a reclaimed kitchen range with a fully working open fireplace, creating a wonderful focal point and an ideal space for entertaining or family living.

The kitchen is compact yet well-appointed, fitted with charming wooden cupboards and complemented by Quartz work surfaces. The bathroom is arranged as four separate pieces and includes a striking cast-iron freestanding bath, enhancing the period feel of the home.

Upstairs, there are two generous double bedrooms, with the master bedroom benefiting from fitted wardrobes, along with a further single bedroom. From this level, stairs lead up to the attic, which is currently used as a bedroom, although it does not have building regulations approval.

Externally, the property enjoys a small front garden and a good-sized rear garden, offering excellent outdoor space for a property of this style and age. This is a rare opportunity to acquire a characterful Victorian cottage, cherished by the current owners for more than four decades, and offering tremendous charm, warmth and potential.



stones young

**Porch**

Tiled flooring, dado rail, wooden front door.

**Hallway**

Original Victorian tiled flooring, ceiling coving, dado rail, stairs leading up to the first floor, panel radiator.

**Lounge**

Carpet flooring, ceiling coving, picture rail, open fire with tiled hearth and wood surround, gas wall heater, double glazed uPVC window.

**Dining Room**

Carpet flooring, ceiling coving, picture rail, kitchen range with coal fire, double glazed uPVC window, panel radiator.

**Kitchen**

Karndean flooring, fitted wall and base units with Quartz work surfaces, tiled splash backs, Smeg gas kitchen range, Belfast sink, space for microwave, dishwasher and fridge freezer, under stairs storage with power and electric, wooden door, double glazed uPVC window.

**Wash Room**

Wc and plumbed for washing machine, space for tumble dryer and fridge freezer.

**Landing**

Carpet flooring, dado rail, frosted glass window.

**Bathroom**

Karndean flooring, four piece in white comprising of cast iron bath, wc, basin and shower, tiled splash backs, double glazed uPVC window, panel radiator.

**Master Bedroom**

Double bedroom with floor boards, fitted wardobes, double glazed uPVC window, panel radiator.

**Bedroom Two**

Double bedroom with floor boards, feature fire place, ceiling coving, double glazed uPVC window, panel radiator.

**Bedroom Three**

Single bedroom with floor boards, stairs leading up to the attic, double glazed uPVC window, panel radiator.

**Attic**

Carpet flooring, wooden beams, uPVC Velux window and blind, panel radiator.







