



2 Vicarage Fold, Wiswell

£800 pcm

A beautifully presented end-terrace, stone built cottage in the heart of this highly sought after Ribble Valley village and yet conveniently located for both Whalley and Clitheroe with their many shops, restaurants and amenities. The stunning internal accommodation briefly comprises a lounge, breakfast kitchen, one double and one single bedroom, and a modern well appointed three piece shower room. Externally there is a small rear private patio yard with stone built outhouse.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Unfurnished. Available Immediately. Holding Deposit - £207.00. Deposit - £1038.00.

- Stonebuilt End Terrace Cottage
- Highly Sought After Village Location
- 2 Bedrooms, Gas CH & PVC DG
- Attractive Modern 3-pce Shower Room
- Lounge & Modern Breakfast Kitchen
- Private Rear Patio Yard
- Unfurnished; Available Immediately
- Lovely Tucked Away Position



Entrance

uPVC front door.

Lounge

13' 2" x 12' 4" (4.01m x 3.76m)

Attractive stone flagged flooring, uPVC double glazed window, panel radiator, cupboards, door and staircase leading to first floor.

Kitchen

15' 5" x 9' 6" (4.70m x 2.90m)

Modern cream fitted wall and base units, laminate worktops and splashback, plumbing for washing machine, sink drainer unit with mixer tap, electric double oven and 4-ring gas hob, extractor filter over, stone flagged flooring, panel radiator, uPVC rear door, storage understairs.

First Floor Landing**Bedroom One**

13' 3" x 12' 5" (4.04m x 3.78m)

Built in wardrobes, uPVC double glazed window, pleasant views, panel radiator.

Bedroom Two

9' 5" x 6' 4" (2.87m x 1.93m)

Built in cupboard, uPVC double glazed window and panel radiator.

Shower Room

Modern 3-pce white suite, shower enclosure, vanity basin with surround and mixer tap, cupboards under, low level w.c., ladder style radiator, uPVC double glazed window, panelled walls, spotlights, tiled effect flooring, extractor fan.



