



22 Old Hive, Chipping, PR3 2QQ
£260,000



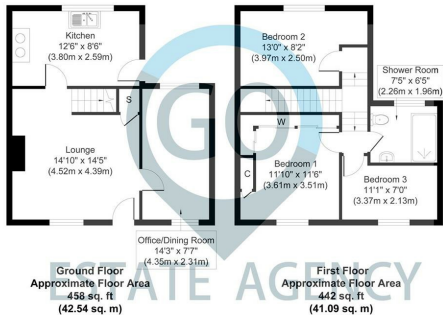
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Tucked away on Old Hive in Chipping sits this beautiful, private three bedroomed stone fronted cottage with attached and enclosed garden. To the ground floor is a wide and welcoming lounge with a coal open fire and stairs to the first floor, a dining room/study and kitchen/diner to the rear. To the first floor are three double bedrooms and a family bathroom suite. The property benefits from fibre connectivity for those maybe working from home.

Externally, to the front of the property is a lawned garden with timber shed. Within walking distance are all village amenities including pubs, cafes, farm shops and fells for the walkers. The larger town of Longridge is only a 10 minute drive away serving all major amenities. Viewing is highly recommended to fully appreciate the position and property on offer.



Ground Floor
First Floor
Externally



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These measurements should not be relied upon for valuation, insurance and/or lending purposes. This plan is for guidance purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown here are not guaranteed and are provided as they are available at the time of the plan.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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