Keenans

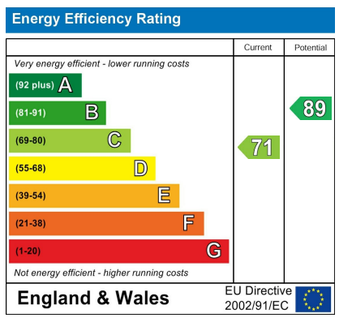












Kayley Terrace, Grindleton, BB7 4QX

Offers In The Region Of £189,950

AN ENVIABLE COTTAGE WITHIN A PICTURESQUE LOCATION CHAIN FREE

Having been presented and updated to the highest standard throughout with immaculate presentation, neutral decoration and modern fixtures and fittings, this exceptional two bedroom mid cottage is being proudly welcomed to the market in the sought after village of Grindleton. With stunning original features, not being overlooked and having been beautifully maintained, this property is the perfect home for any small family or professional couple truly not to be missed! Situated within the most convenient location close to bus routes, local schools and amenities, local village pubs and stunning countryside walks, as well as network links to Clitheroe, Skipton and Blackburn.

The property comprises briefly; a welcoming and spacious reception room boasts stunning exposed stone and original features and leads on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, cast iron multi fuel burner and leads out to the rear. The first floor comprises of doors on to a large bedroom benefitting from a high ceiling and another good sized bedroom and a modern three-piece shower room. Externally there is a beautifully presented tiered flagged patio with wood chip bedding, stone flag paving and a cabin which could be utilised as an external office, workshop or bar.

For further information or to arrange a viewing please contact our Clitheroe team at your earliest convenience.

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.

4 Wellgate, Clitheroe, BB7 2RD
Tel: 01200422824 | Email: sales@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Kayley Terrace, Grindleton, BB7 4QX

Offers In The Region Of £189,950

2 1 1 C

- Charming Mid Terrace Cottage
- Modern Fitted Kitchen
- On Street Parking
- No Chain Delay
- Two Bedrooms
- Original Features
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Yard
- Council Tax Band B

Ground Floor

Reception Room

18' x 13'8 (5.49m x 4.17m)

Composite entrance door, UPVC double glazed window, central heating radiator with smart TRV, exposed beams, smoke alarm, cast iron fire with stone hearth and surround, oak mantle and exposed stone chimney breast, internal alcove storage, TV point, stairs to first floor with oak balustrade and door to kitchen.

Kitchen

13'8 x 12 (4.17m x 3.66m)

UPVC double glazed window, exposed beams, smoke alarm, range on grey panel wall and base units, granite effect surfaces, granite effect splash back, stainless steel sink with drainer and mixer tap. internal Lamona electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbed for washing machine, decorative cast iron stove with stone hearth and surround, under stairs storage, wood effect lino floor and UPVC double glazed door to rear.

First Floor

Landing

5'8 x 5'4 (1.73m x 1.63m)

Central heating radiator with smart TRV, smoke alarm, carbon monoxide alarm, spotlights, air ventilator and doors to two bedrooms and bathroom.

Bedroom One

14'10 x 13'8 (4.52m x 4.17m)

UPVC double glazed window and central heating radiator with smart TRV.

Bedroom Two

12' x 6'10 (3.66m x 2.08m)

UPVC double glazed window, central heating radiator with smart TRV, boiler with smart thermostat and over stairs storage.

Bathroom

6'7 x 6'3 (2.01m x 1.91m)

UPVC double glazed frosted window, central heating radiator with smart TRV, panel bath with electric feed shower over, pedestal wash basin, dual flush WC, PVC panel elevations, PVC panel to ceiling and wood effect lino flooring.

External

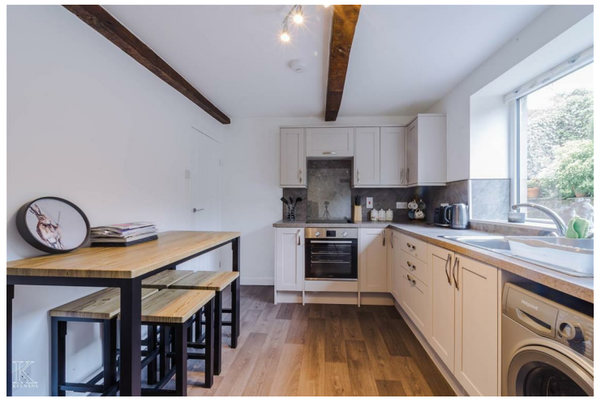
Rear

Tiered flagged patio with wood chipped areas, coal shed, outbuilding and cabin land with insulation and guttering.

















Tel: 01200422824

www.keenans-estateagents.co.uk