

3 MAIN STREET
GISBURN
BB7 4HD

£129,950

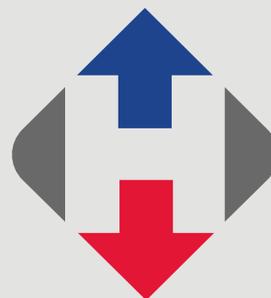


- A charming stonebuilt cottage
- 2 bedrooms, modern bathroom
- Good-sized dining kitchen
- Solid fuel heating, part PVC DG
- Good-sized gardens, garage
- Living room with multi-fuel burner
- Ribble Valley village of Gisburn
- 71 m2 (766 sq ft) approx.

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Situated in the centre of the Ribble Valley village of Gisburn, this stonebuilt cottage offers accommodation with plenty of charm.

The property enjoys a garden to the rear with plenty of potential and a good-sized GARAGE, internal accommodation comprises a lounge with multi-fuel burner, dining kitchen, ground floor bathroom, two bedrooms and a wash room and a semi-converted attic space for storage. Viewing is recommended.



LOCATION: Leave Clitheroe and get on the A59 by-pass heading in the direction of Skipton. Follow the road straight all the way into Gisburn and proceed into the centre of the village. Continue on Main Street and number 3 can be found on the left hand side of the road just before the church.

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

LOUNGE: 3.5m x 3.5m (11'4" x 11'4"); with external door, multi-fuel burner (running the central heating system) set on stone hearth.

DINING KITCHEN: 5.1m max 2.8m min x 3.5m (16'9" max 9'2" min x 11'4"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary working surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, built-in electric oven, 4-ring electric hob, staircase to the first floor landing, understairs storage cupboard and external door to the rear of the property.

GROUND FLOOR BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand wash basin and a panelled bath with electric shower over, vanity screen, heated towel rail, partially-tiled walls and extractor fan.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.5m x 3.5m (11'4" x 11'4"); with boarded wooden flooring and built-in storage cupboards.

BEDROOM TWO: 3.5m max 2.1m min x 1.9m (11'4" max 6'11" min x 6'4"); with feature sash window, boarded wooden floor and staircase to attic space.

WASH ROOM: With a 2-piece suite in white comprising a low level w.c, pedestal hand washbasin and extractor fan.





ATTIC STORAGE ROOM: With double glazed Velux window.

OUTSIDE: To the rear of the property is a good-sized garden with flowerbeds and stone pathways leading to a GARAGE with up-and-over door, power and lighting points.

HEATING: A multi-fuel stove provides heating to one radiator upstairs, a mixture of double glazed and single glazed windows in PVC and wooden frames.

SERVICES: Mains water, electricity and drainage are connected.

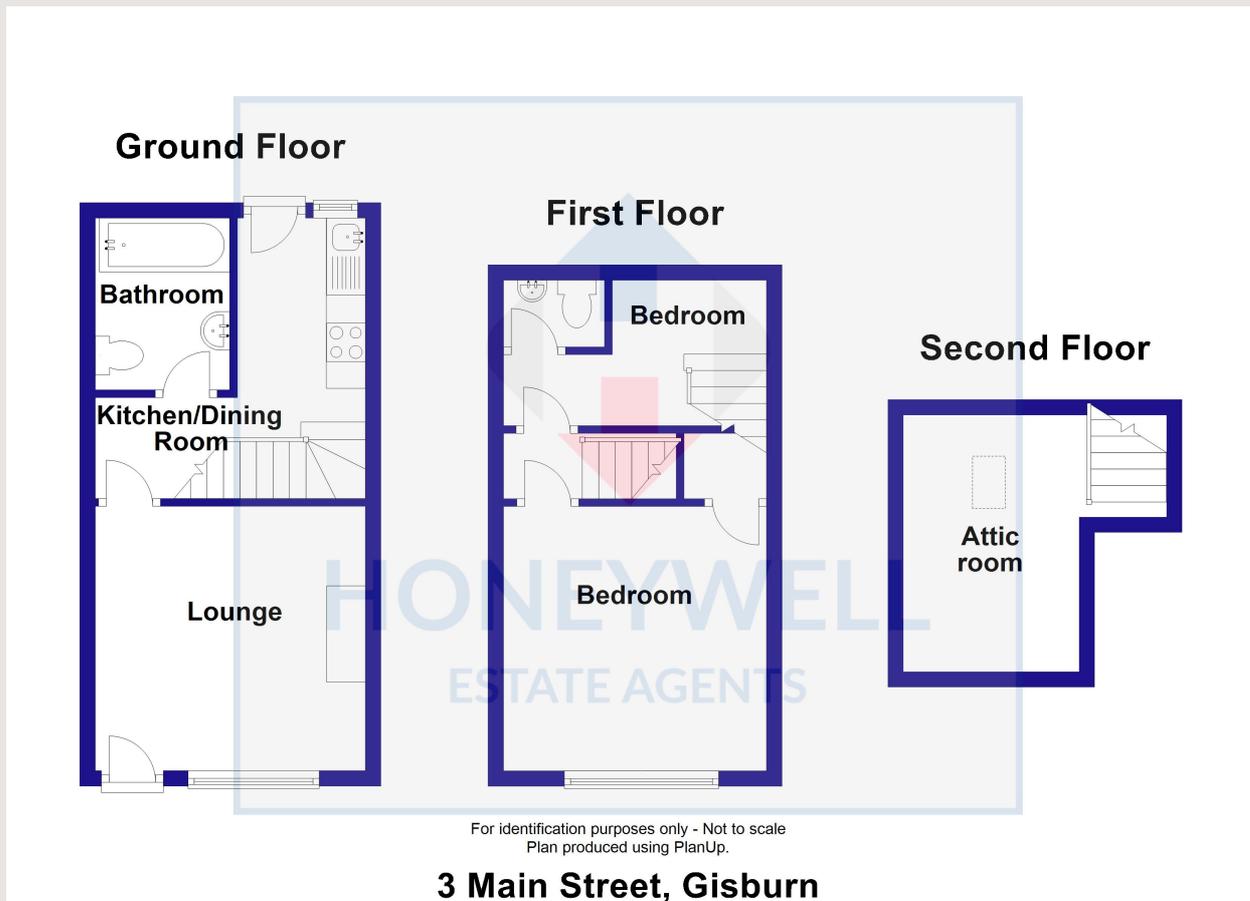
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is F.

VIEWING: By appointment with our office.

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3 Main St, Gisburn, BB7 4HD
MJ/ZR/010519

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