

8 EAST VIEW
GRINDLETON
BB7 4QW

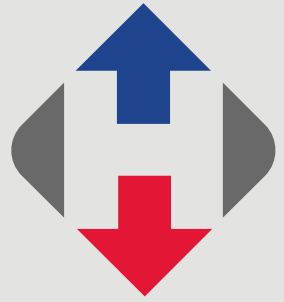
£189,950



- Charming red brick end terrace cottage
- 3 good bedrooms (inc attic room)
- 3-piece bathroom with shower
- Gas CH & uPVC double glazing
- Spacious lounge & dining room
- Modern fitted kitchen & utility
- Much sought after Ribble Valley village
- 100 m² (1,089 sq ft) approx.

honeywell.co.uk

An immaculate brickbuilt end terrace cottage situated in the sought after Ribble Valley village of Grindleton, enjoying an outstanding view to the front over the surrounding countryside towards Pendle Hill. The property is presented to a superb standard throughout with accommodation comprising a bright spacious lounge, dining room, modern fitted kitchen and utility room, two first floor bedrooms, a three-piece bathroom with shower over and a large converted attic bedroom. The property enjoys an enclosed yard area to the rear.



Grindleton lies a short drive from the market town of Clitheroe and its many local amenities. The A59 by-pass is also easily accessible for

LOCATION: Leave Clitheroe on Chatburn Road passing the new hospital on the right hand side and continuing straight over the roundabout and into the village of Chatburn itself. Drop down into the village and turn left onto Ribble Lane. Follow this road all the way down to the bottom, crossing the river and into Grindleton. Continue on the road and East View is located on the left hand side just before the next T-junction.

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

LOUNGE: 4.7m x 3.8m (15'3" x 12'4"); with composite external door, Amtico flooring, television point, telephone point, understairs storage cupboard and sash windows.

INNER HALLWAY: With Amtico flooring, staircase to the first floor landing.

DINING ROOM: 4.8m x 2.9m (15'10" x 9'7"); with Amtico flooring, understairs storage cupboard,

television point and telephone point.

FITTED KITCHEN: 3.1m x 2.4m (10'2" x 7'9"); with a range of fitted base and matching wall storage cupboards in grey/green with solid wood working surfaces, Bosch 4-ring gas hob with stainless steel extractor hood over, built-in Bosch electric oven and grill, space for dishwasher, ceramic sink unit and Amtico flooring.

UTILITY ROOM: 2.5m x 2.0m (8'3" x 6'7"); plumbed and drained for an automatic washing machine, space for a tumble dryer, wall-level storage cupboards, space for an American style fridge freezer, tiled flooring, housed Vaillant combination central heating boiler and sliding patio doors to the rear yard.





FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 4.9m x 2.9m max 2.2m min (15'11" x 9'8" max 7'1" min); with built-in storage cupboard.

BEDROOM TWO: 3.8m x 2.3m (12'5" x 7'7").

BATHROOM: With 3-piece white suite comprising low level w.c., vanity wash handbasin and a shower bath with plumbed shower over, mixer tap and vanity screen, partially-tiled walls and heated stainless steel towel rail.

SECOND FLOOR:

ATTIC BEDROOM: (some limited head room) 4.4m x 4.1m (14'4" x 13'6"); with two double glazed Velux windows and under eaves storage space.

OUTSIDE: To the rear of the property is a low maintenance enclosed rear yard with flowerbeds.

HEATING: Gas fired hot water central heating



system complemented by double glazed windows in uPVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

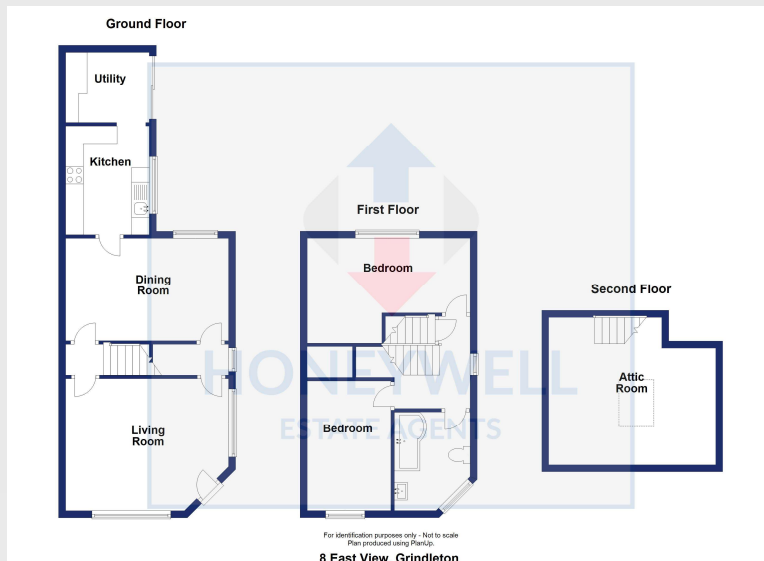
COUNCIL TAX BAND B.

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

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*8 East View, Grindleton BB7 4QW
MJ/ZR/121020*

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.