

4 KAYLEY TERRACE
GRINDLETON
BB7 4QX



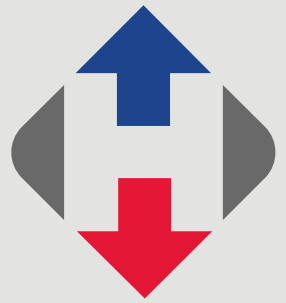
Offers around £165,000



- Stonebuilt end terrace cottage
- 2 bedrooms, 3-piece bathroom
- Prime village location
- Garage to side included
- Lounge with open fire
- Kitchen & rear porch
- Requires full modernisation
- 75 m2 (808 sq ft) approx.

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A stonebuilt end terrace cottage which requires full modernisation and is situated in the centre of this extremely popular village. The cottage offers a spacious lounge with open fire, dining kitchen, rear porch, huge master bedroom, second rear bedroom and 3-piece bathroom with shower over the bath.



Externally the garage situated to the right is included and the owner parks a car sideways across the front of the garage doors. There is access between the house and the garage leading to an open rear yard with steps up to raised flowerbeds. Attached to the rear of the garage are 3 coal stores, 1 of which is owned by the cottage. Viewing is recommended to appreciate the potential this property has to offer.

LOCATION: Travelling into Grindleton from the Chatburn direction turn right up the hill and at the top turn left into Main Street and Kayley Terrace is the first row of cottages on the left hand side.

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

ENTRANCE: Through front door into entrance vestibule, glazed door to lounge.

LOUNGE: 4.3m x 4.5m (14'1" x 14'10"); with PVC double glazed window, BT telephone point, open fire with tiled hearth and surround, built-in storage cupboards set into alcove, exposed beams and coved cornicing.

INNER HALLWAY: With staircase to first floor.

DINING KITCHEN: 4.2m x 2.9m (13'10" x 9'6"); with PVC double glazed window, electric cooker point, stainless steel sink unit, understairs storage cupboard and door to rear porch.

REAR PORCH: Soft wood glazed rear porch with door to rear yard.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.5m x 4.3m (14'10" x 14'1"); to the front with coved cornicing and PVC double glazed window.

BEDROOM TWO: 2.9m plus storage cupboards x 2.3m (9'7" plus storage cupboards x 7'8"); to the rear with double glazed window and storage cupboard housing hot water cylinder.

BATHROOM: With white 3-piece suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps and panelled bath with chrome taps and Mira electric shower over with mermaid shower panels.





OUTSIDE: Situated to the side of the cottage is a GARAGE with wooden opening door and personal door to side. Attached to the rear of the garage are three coal stores, the store furthest from the house belongs to No.4, the middle one belongs to No.3 and the nearest one belongs to No.2. There is access along the side of the house for No.4 and the other two cottages leading to an open yard area with steps up to flowerbeds. There is parking for one car sideways in front of the garage.

HEATING: Economy 7 storage heaters complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity and drainage are connected. Gas is available in this location but is currently not connected to the property.

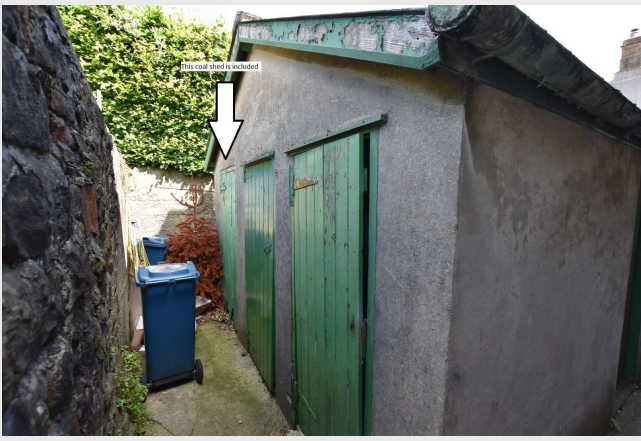
COUNCIL TAX BAND B.

TENURE: Freehold.

VIEWING: By appointment with our office.

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