

23 PENDLETON ROAD  
WISWELL  
BB7 9DD

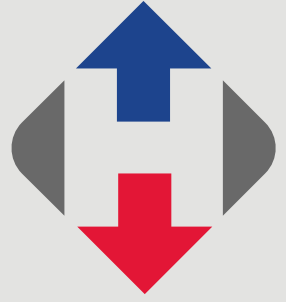


Guide price £285,000



- Fantastic development opportunity
- Planning permission for 2 storey ext
- Semi-detached stone cottage
- Extremely sought-after location
- 3 bedrooms and bathroom
- Lounge, study & utility room
- Dining kitchen & cloakroom
- Parking for 2 cars to side

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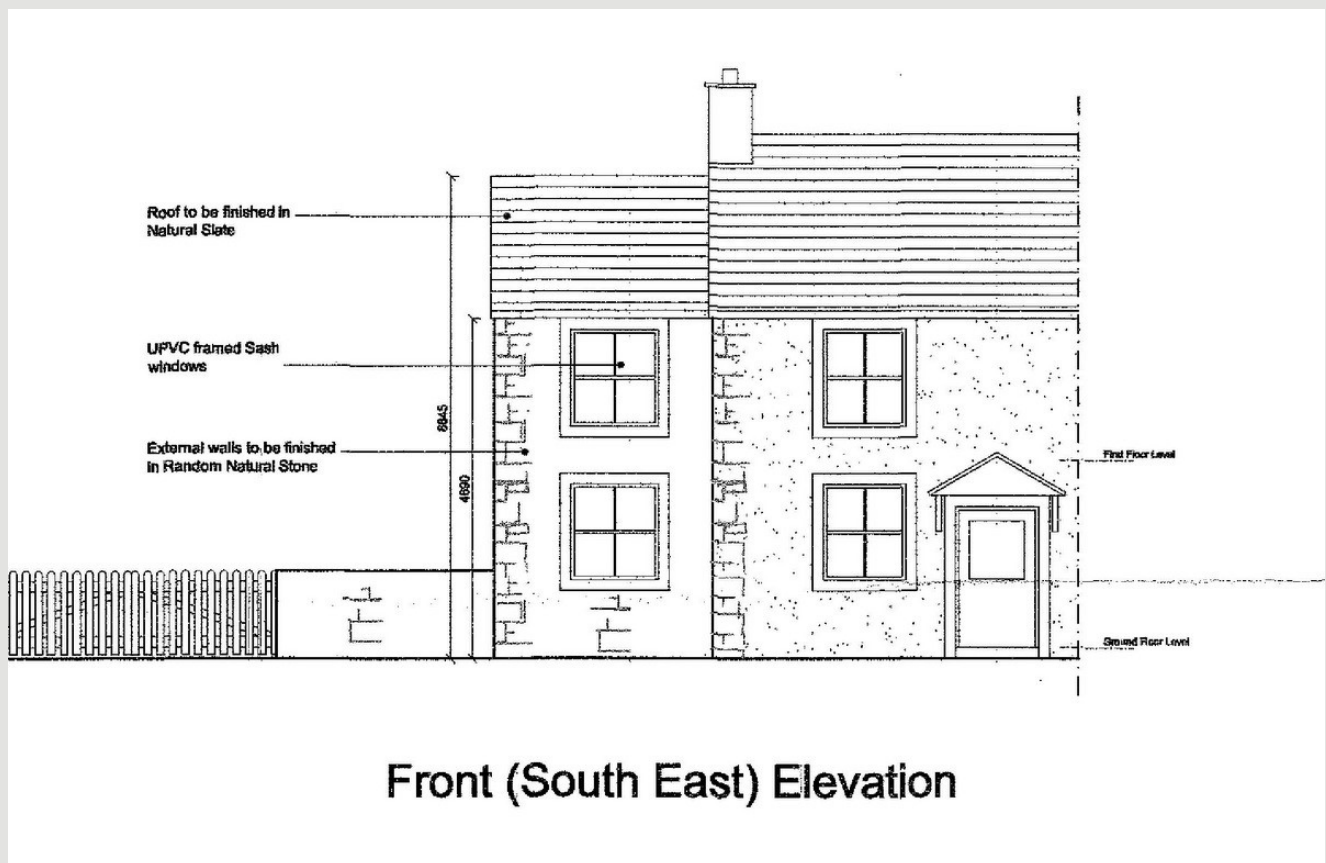


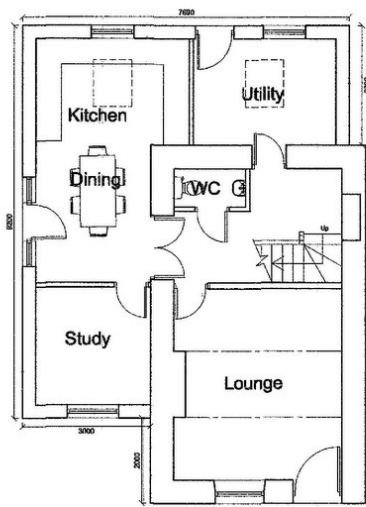
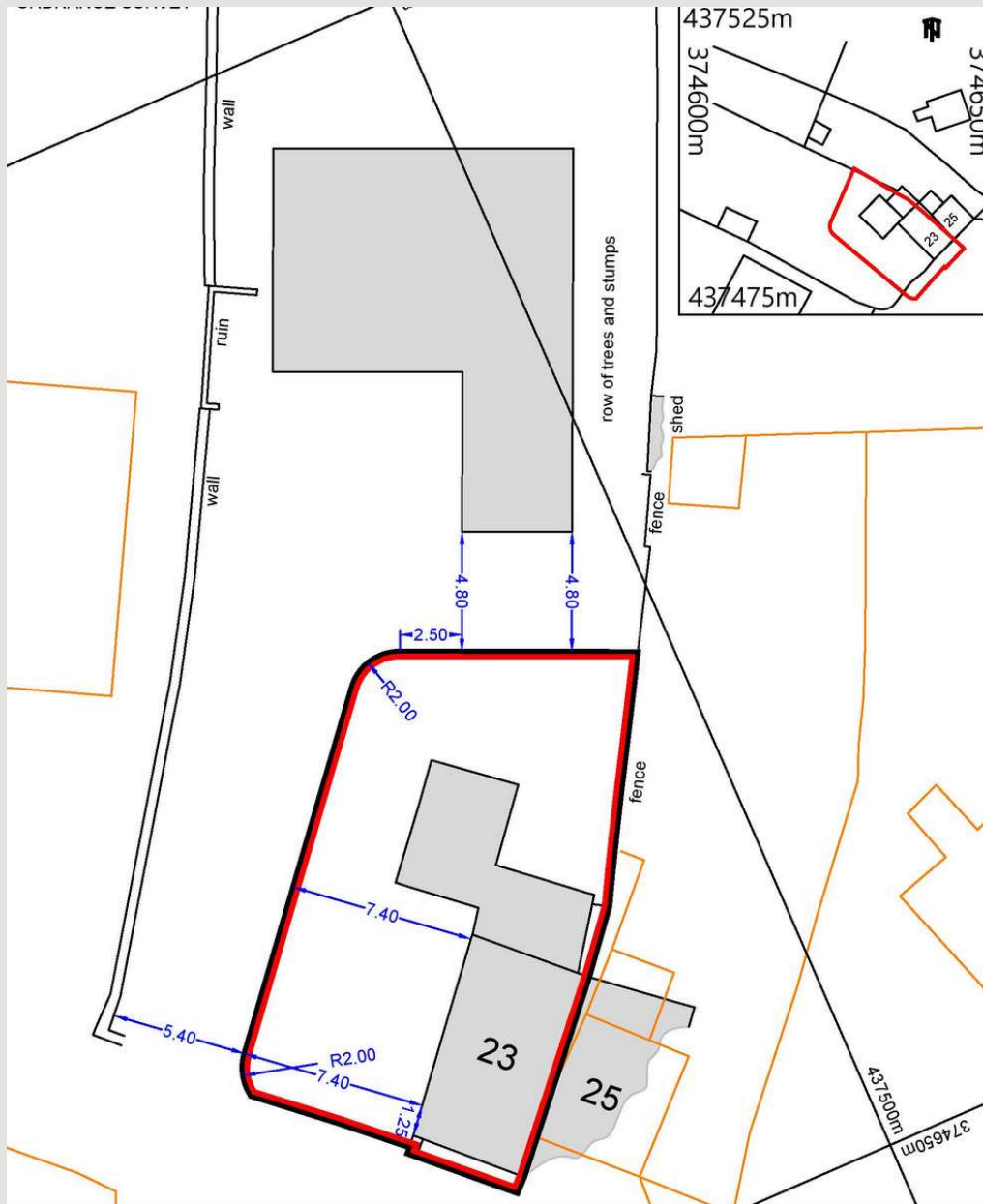
A semi-detached stone cottage situated within this extremely popular village within walking distance of the Freemans Arms and only a short distance from Whalley. This attractive proposition offers a superb development opportunity with planning permission granted for a two-storey extension to the side to create a stunning house with a lounge, study, cloakroom, dining kitchen and utility on the ground floor and three bedrooms and bathroom on the first floor.

Externally there is space to the side for a driveway for two cars and space at the rear for patio and small garden area.

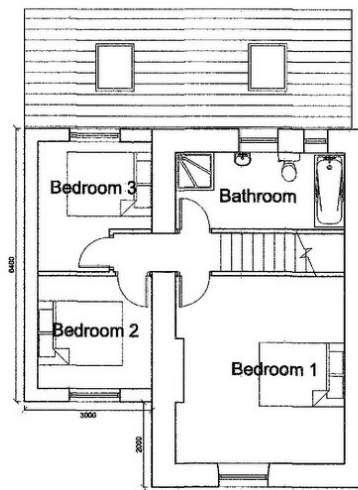
The planning permission can be viewed on the Ribble Valley Planning portal [www.ribblevalley.gov.uk/planningApplication/search](http://www.ribblevalley.gov.uk/planningApplication/search) with the planning reference 3/2017/0889

Location: From Wiswell Lane in Whalley pass Oakhill College on the left hand side and proceed up the hill to the cross-roads. Continue straight across and up the hill into Wiswell. At the fork keep right through the village and the cottage can be found on the left hand side after passing Back Lane on the left.





Ground Floor Plan



First Floor Plan



**Rear (North West) Elevation**

*23 Pendleton Road, Wiswell, BB7 9DD  
CD/SMR/180521*

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