

4 OLD BACK LANE
WISWELL
BB7 9BS

Offers over £220,000



- Mid-terrace cottage
- Good-sized dining kitchen
- Prestigious village location
- Previous permission for alterations
- Lounge with feature fireplace
- 2 bedrooms, bathroom
- Enclosed paved rear garden
- 58 m2 (627 sq ft) approx.

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A mid-terrace cottage offering well planned accommodation comprising a lounge with open fire, dining kitchen, two bedrooms and a 3-piece white bathroom suite with shower. Outside there is a good-sized paved rear garden and garden forecourt.

Planning permission has previously been granted for substantial alterations to the property including an attic bedroom with en-suite and work-from-home studio. A new purchaser could potentially benefit from some or all of this conversion as desired. The property has recently been re-carpeted to the majority of the first floor.

The cottage is situated in the highly sought-after village of Wiswell which was awarded Hamlet Class Winner in the Lancashire Best Kept Village Competition, on the doorstep of beautiful open countryside and within easy reach of Whalley, Clitheroe and the A59.

The property now requires some cosmetic modernisation but offers superb potential in one of the most desirable Ribble Valley villages.

LOCATION: On entering Wiswell from Clitheroe/Whalley direction, bear left at the fork in the road into Old Back Lane. The house is located on the right hand side.

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

ENTRANCE VESTIBULE:

LOUNGE: 4.1m x 3.3m (13'7" x 10'11"); with wooden floor and open fire.

DINING KITCHEN: 4.2m x 3.3m (13'11" x 10'11"); with a range of fitted wall and base units with complementary laminated work surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine and open staircase to first floor.

FIRST FLOOR:

LANDING: With access to good-sized attic space.

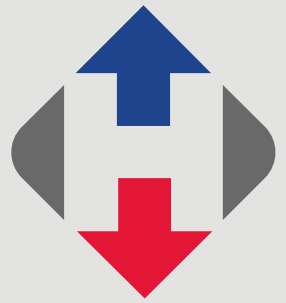
BEDROOM ONE: 3.7m x 3.3m (12'3" x 10'11").

BEDROOM TWO: 2.4m x 2.3m (8'0" x 7'8"); built-in desk and overhead cupboard, built-in cupboard housing central heating boiler.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal wash handbasin and panelled bath with direct feed shower.

OUTSIDE: To the rear of the property is a pleasant enclosed paved garden to the rear. To the front there is a small garden forecourt.

ADDITIONAL INFORMATION: Details of the previously approved alterations can be found at: www.ribblevalley.gov.uk/planningapplication/search Application No. 3/2018/0660





HEATING: Gas central heating complemented by double glazed windows in UPVC frames.

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

COUNCIL TAX BAND C.

TENURE: Freehold.

VIEWING: By appointment with our office.

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MJ/CJ/151021

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