

8 OLD BACK LANE
WISWELL
BB7 9BS

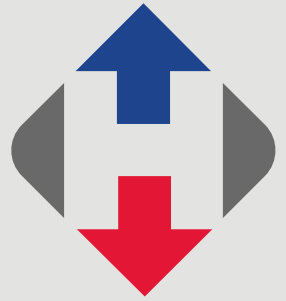
£225,000



- Charming stonebuilt end terrace cottage
- Renovated to an exceptional standard
- Double bedroom, 4-piece bathroom
- Open plan living area & kitchen
- Enclosed cottage garden to rear
- Much sought after Ribble Valley village
- Gas CH & UPVC double glazing
- 54 m² (586 sq ft) approx.

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Situated at the centre of one of the most sought after Ribble Valley villages, this charming end terrace cottage has been fully renovated by the current vendor to an extremely high standard throughout.



The accommodation is bright and modern but retains the character and charm of the original property, with an open plan ground floor with multi-fuel burner, modern fitted kitchen and utility room. To the first floor is a large double bedroom with a stunning view over the surrounding countryside and a modern 4-piece bathroom.

To the front of the property is a private stone patio area and to the rear is an enclosed cottage garden.

LOCATION: Enter the village of Wiswell from the direction of Whalley and bear left at the first junction on to Old Back Lane. Number 8 can be found on the right hand side.

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

LOUNGE: 4.4m x 3.6m (14'5" x 11'8"); with external door, multi-fuel burner in a feature surround, feature bay window, beamed ceiling, television point and telephone point. Open to the dining kitchen.

DINING KITCHEN: 4.2m x 2.5m (13'9" x 8'1"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces. Built-in appliances including fridge, freezer, dishwasher, electric oven, 4-ring gas hob, single drainer stainless steel sink unit, low voltage lighting and bespoke oak staircase to the first floor.

UTILITY ROOM: 2.2m x 1.3m (7'2" x 4'2"); with UPVC external door to the rear of the property,

plumbed and drained for an automatic washing machine.

FIRST FLOOR:

LANDING:

BEDROOM: 4.3m x 3.6m (14'0" x 11'8"); with Vinyl flooring and access to loft space with load-bearing floor and plasterboard walls.

BATHROOM: With a 4-piece suite in white comprising a low level w.c., pedestal wash-hand basin, shower enclosure with plumbed shower and panelled bath. Vinyl flooring, half-tiled walls, heated stainless steel towel rail and built-in storage cupboard housing a Baxi combination central heating boiler.

OUTSIDE: To the front of the property is a private stone patio area enjoying a view over the surrounding area. To the rear of the property is an enclosed cottage garden which is low maintenance with Indian stone flagged patio and artificial turf.





HEATING: Gas fired hot water central heating system complemented by double glazed windows in a mix of UPVC and traditional wooden frames.

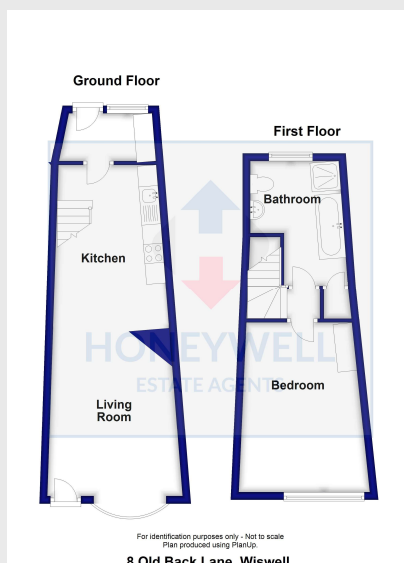
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

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MJ/CJ/071221

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