

4 CHURCH VIEW
GISBURN
BB7 4HG

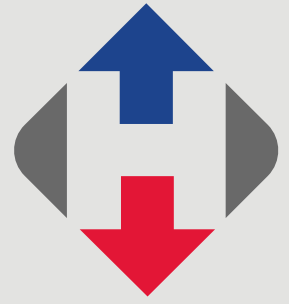
Offers over £135,000



- Stonebuilt cottage
- Requires full modernisation
- Parking for 2 cars
- Garden to rear
- Outlooks towards the church
- Village location
- 2 bedrooms, lounge & kitchen
- 71 m2 (767 sq ft) approx.

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A stonebuilt cottage situated in this popular village with outlooks towards the church opposite. The house requires total renovation but does offer excellent potential and has the benefit of parking for two cars at the front and a garden to the rear.



Accommodation comprises a lounge to the front, kitchen and pantry to the rear, with two bedrooms and a bathroom on the first floor.

Gisburn is a historic village which offers good road links to Clitheroe, Skipton, Barrowford and Settle, along with the White Bull public house, primary school, restaurant and deli.

LOCATION: Travelling along the A59 into Gisburn proceed through the village and the cottage is on the right hand side just before the mini roundabout.

BEDROOM ONE: 4.0m x 3.9m (13'3" x 12'11"); to the front.

BEDROOM TWO: 2.1m x 2.7m (6'11" x 9'0").

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

BATHROOM: 3-piece suite.

ENTRANCE: Through front door into:

LOUNGE: 4.3m x 3.7m (14'1" x 12'0"); with tiled fireplace, shelving and storage set into each alcove and staircase off to first floor.

KITCHEN: 2.6m x 4.1m (8'6" x 13'7").

WALK-IN PANTRY: 1.2m x 3.0m (4'0" x 9'11").

REAR PORCH: 2.9m x 1.0m (9'5" x 3'5").

FIRST FLOOR:

LANDING:





OUTSIDE: To the front of the property is private parking for 2 cars side by side. To the rear steps lead up to a garden area.

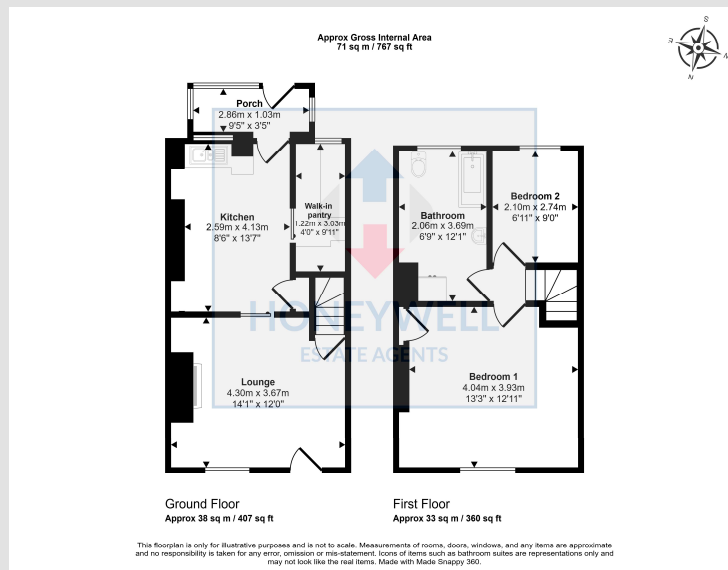
SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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4 Church View, Gisburn, BB7 4HG
CD/CJ/110225

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

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