



3 Rush Hey Cliviger

Offers in the Region of: £219,950



**Pendle Hill
Properties**



3 Rush Hey, Cliviger
£219,950 Offers in the
Region of

A beautiful, cosy, 19th century, two-bedroom cottage on the outskirts of Cliviger with stunning wrap-around views, briefly comprises a lounge, kitchen, two double bedrooms, family bathroom and patio and garden to the rear.



LOUNGE

A beautiful living space with original wooden beam features briefly comprises a central feature fireplace with multifuel stove burner, wooden flooring, triple - glazed windows to the front, wall lights, and a radiator.

KITCHEN/DINING ROOM

A large country kitchen with a central feature fireplace and exposed brickwork briefly comprises an electric Rangemaster double oven with induction hob, pot sink with drainer and mixer tap, integrated dishwasher, space for washer and dryer, wood flooring, ceiling spotlight, and Mullion window to the rear.

BEDROOM ONE

A spacious, light double bedroom briefly comprises two triple-glazed windows to the front of the property, laminate flooring, ceiling light point, and a radiator.

BEDROOM TWO

A second double bedroom with wooden beam features comprises a double-glazed window to the rear, wooden beam features, wall lights, laminate flooring, and a radiator.

BATHROOM

The bathroom briefly comprises a freestanding bath, shower cubicle with rainfall shower, exposed brickwork, cast iron fireplace, pedestal sink, low-level WC, radiator, wood flooring, ceiling spotlights and frosted windows to the side and rear.

EXTERNAL

To the rear of the property is a flagged patio seating area and garden.

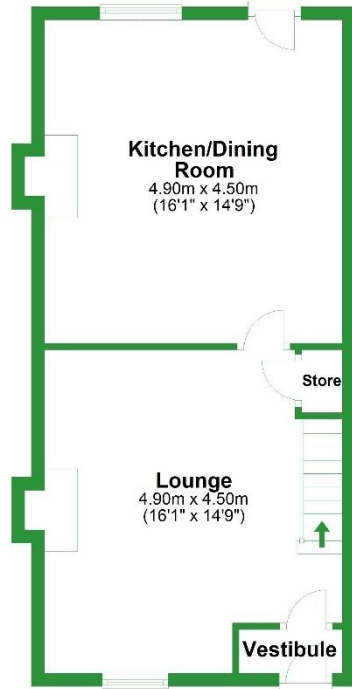
ADDITIONAL INFORMATION

Tenure = Leasehold, 999 years, £12 per year
Council Tax Band = B



Ground Floor

Approx. 47.8 sq. metres (514.6 sq. feet)



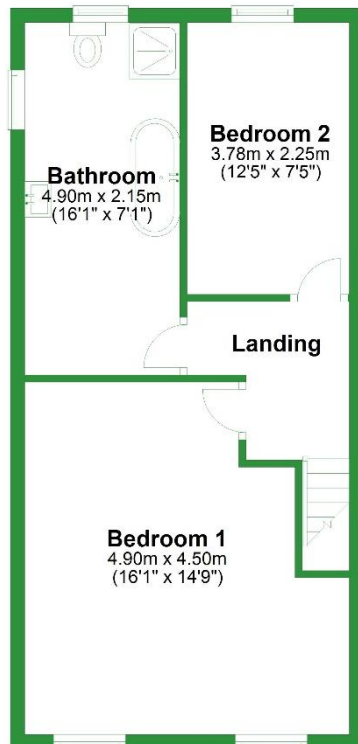
Total area: approx. 92.4 sq. metres (994.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



First Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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