



2 Kayley Terrace, Grindleton

£195,000 Freehold

**** IMPRESSIVE 2 BEDROOM STONEBUILT COTTAGE IN HIGHLY DESIRABLE VILLAGE WITH NO CHAIN **** Set within the heart of the village the property will suit a variety of purchasers including those looking to downsize and it would also make an ideal holiday let cottage with its idyllic location with both primary and secondary schools, a children's play area and pub all within walking distance.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Occupying a beautiful position on Main Street this charming stonebuilt cottage is located within the highly desirable Ribble Valley village of Grindleton, a fabulous picturesque spot in a beautiful area of outstanding countryside with fabulous walks from the doorstep and within easy reach of both Chatburn and Clitheroe, both offering an array of local amenities. The property boasts character throughout, with a generous lounge featuring a lovely open fireplace, perfect for cosy evenings. To the rear is an excellent oak style fitted breakfast kitchen with stone flagged flooring and private aspects to the outside patio area. On the first floor from the landing the property benefits from two bedrooms and a three-piece white bathroom. With no chain delay, this property is available for immediate occupation and still offers potential to enhance further. Complete with gas central heating and double glazing, this home offers modern comforts alongside its traditional features. The cottage will suit a variety of purchasers including those looking to downsize and it would also make an ideal holiday let cottage with its idyllic location with both primary and secondary schools, a children's play area and pub all within walking distance.

Additionally, there is a stone flagged rear yard area immediately to the rear of the house with a raised mature planted border and right of access for bins across the neighbouring property. Overall, this property presents a fantastic opportunity for those seeking a characterful home in a desirable village location.

- Attractive Stonebuilt Character Cottage
- Well Appointed Accomm. With Further Potential
- Highly Desirable Village Location
- Front Lounge With Feature Open Fireplace
- Excellent Oak Style Fitted Kitchen
- 2 Bedrooms & 3-pce Bathroom
- Pleasant Stone Flagged Rear Yard Area
- No Chain Delay; Gas CH & Double Glazing



Entrance Vestibule

Entrance porch, carpet mat, wood door leading into lounge, overhead cupboards.

Lounge

Carpet flooring, gas fire in feature surround, tiled hearth, wood beams, wooden double glazed window, TV point, panel radiator.

Kitchen

Range of wall and base units in wood finish, integral electric oven with 4 x ring gas hob, extractor fan, tiled splashback, space for washing machine, space for slimline dishwasher, space for fridge and freezer, Belfast sink and drainer, stone floor, under stair storage, wood double glazed window, stable style wood door to rear garden.

Landing

Carpet flooring, stairs to bathroom.

Bedroom

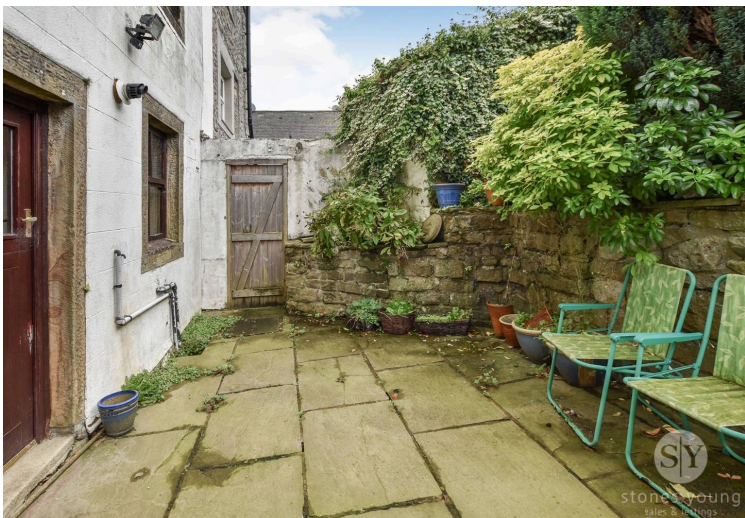
Double bedroom with carpet flooring, panel radiator, wood double glazed window.

Bedroom 2

Double bedroom with carpet flooring, panel radiator, wood double glazed window.

Bathroom

Three piece in white with mains fed shower over the bath, storage cupboard, carpet flooring, towel radiator, wood double glazed window, spotlights.





Floor 0



Floor 1

Approximate total area⁽¹⁾
679.63 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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