



14 Church Raiké

Chipping | PR3 2QL

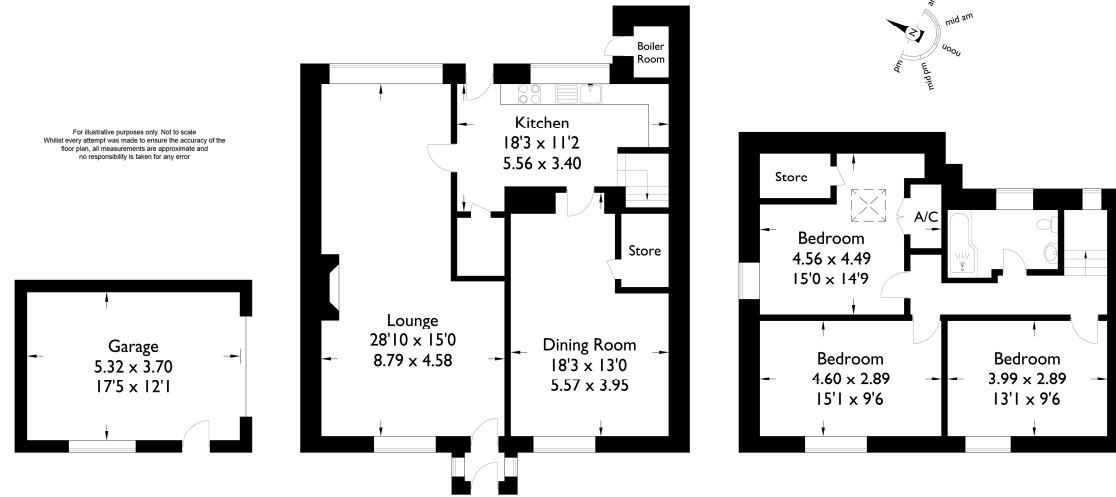
MSW HEWETSONS

14 Church Raike

Approximate Gross Internal Area : 133.94 sq m / 1441.71 sq ft

Garage : 19.67 sq m / 211.72 sq ft

Total : 153.61 sq m / 1653.44 sq ft



Garage

Ground Floor

First Floor



14 Church Raike

Guide Price of £299,500

Chipping | PR3 2QL

An attractive traditional stone built village cottage that has been renovated to offer high quality accommodation with modern fixtures and fittings and tasteful décor throughout.

Construction

The property is constructed of sandstone with pitched blue slate roof supported on timber.

Accommodation Comprising

Entrance Porch

Sealed unit double-glazed uPVC timber effect entrance door with leaded bevelled glass. Twin sealed unit double-glazed uPVC timber effect side windows, ceramic tile floor, courtesy light.

Living Room/Dining Room

A very attractive open plan living/dining room, sealed unit uPVC double-glazed leaded window to front elevation. 'Adam' style stone fireplace with raised stone hearth with coal effect living gas fire, timber laminate floor, single panel central heating radiator.

Dining Area

Situated to the rear of the property, large sealed unit uPVC double-glazed timber effect picture window with views to rear lawns and open countryside beyond, double panel central heating radiator.

Breakfast/Kitchen

Range of high quality fitted base and wall units with complementary work surfaces and tile splash backs. Built-in 'Hotpoint' four ring ceramic hob with stainless steel extractor

hood over. Underneath there is an electric fan assisted oven. Single drainer stainless steel sink unit with chromed mixer tap and side sink. Plumbed for automatic washing machine. Ceramic tile floors, double panel central heating radiator, uPVC double-glazed timber effect rear door and rear window.

Pantry

Ceramic tiled floor, fitted shelving.

Dining Room/Day Room

Sealed unit uPVC double-glazed leaded timber effect window to front elevation, single panel central heating radiator, timber beamed ceiling, understairs storage.

First Floor

Staircase

With hand rail.

Landing

Open landing area.

Bedroom One (Front Elevation)

Sealed unit uPVC double-glazed leaded timber effect window to front elevation, double panel central heating radiator.

Bedroom Two (Front Elevation)

Sealed unit uPVC double-glazed leaded timber effect window to front elevation, single panel central heating radiator.

Particulars of sale

Bedroom Three (Rear Elevation)

Sealed unit uPVC double-glazed leaded timber effect window to gable elevation, single panel central heating radiator, built-in wardrobes, sealed unit double-glazed 'Velux' timber skylight.

House Bathroom

Containing three piece suite comprising bath with 'Tritan' shower fitment and screen, wash hand basin in vanity unit, low level WC, ceramic tiled walls, sealed unit uPVC double-glazed timber effect window to rear elevation. Single panel central radiator, low voltage spotlighting.

External

To the front of the property is a small cobbled courtyard area. To the rear of the property is good sized lawned garden with wrought iron double gates leading to cobbled patio and parking area. Oil storage tank.

Boiler Room

Attached stone built boiler room housing oil-fired boiler supplying central heating and domestic hot water.

Garage

Separate detached garage constructed of block work with pebble-dashing, pitched concrete tiled room and up and over door, separate timber store.

Services

Mains electricity, mains water, mains sewerage, heating oil-fired boiler.

Tenure

Freehold with benefit of vacant possession upon completion.

Council Tax

Band E

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	40
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG