



1 SMITHY ROW

Hurst Green, Near Clitheroe

Carter Jonas

1 SMITHY ROW, HURST GREEN, BB7 9QA

Clitheroe – 6 miles

Whalley – 5 miles

Longridge – 6 miles

Sitting room · Study/snug · Breakfast kitchen
Cloakroom/Laundry room · Boiler/store room · Landing
3 bedrooms · House bathroom · South facing garden
to the front · Courtyard and large store to the rear
Appealing central village position

Hurst Green is a picturesque and sought after village in the Ribble Valley with stunning surrounding countryside on the doorstep as well as the prestigious Stonyhurst College and grounds within a short walk. The village is conveniently located for easy access to Clitheroe, Whalley and Longridge, all of which offer a good range of everyday facilities.

1 Smithy Row is an attractive semi detached property which provides well proportioned accommodation extending to 1,055 sqft (98 sqm) of living space. The accommodation is arranged over 2 floors and includes a sitting room, study/snug, breakfast kitchen, cloakroom/laundry room and a separate boiler/store room. On the first floor is a landing, 3 bedrooms and a house bathroom.

Outside, there is a south facing lawned garden to the front together with a courtyard to the rear. Within the rear courtyard is a large concrete sectional store – the property will be sold with a pedestrian right of way across the neighbouring properties drive and garden to facilitate access.

AN ATTRACTIVE DOUBLE FRONTED SEMI DETACHED PROPERTY PROVIDING WELL PROPORTIONED 3 BEDROOM ACCOMMODATION, WITH A SOUTH FACING GARDEN TO THE FRONT AND A COURTYARD AND LARGE STORE TO THE REAR, OCCUPYING A LOVELY POSITION IN THE HEART OF THE VILLAGE BESIDE THE ENTRANCE TO THE STONYHURST COLLEGE'S GROUNDS.



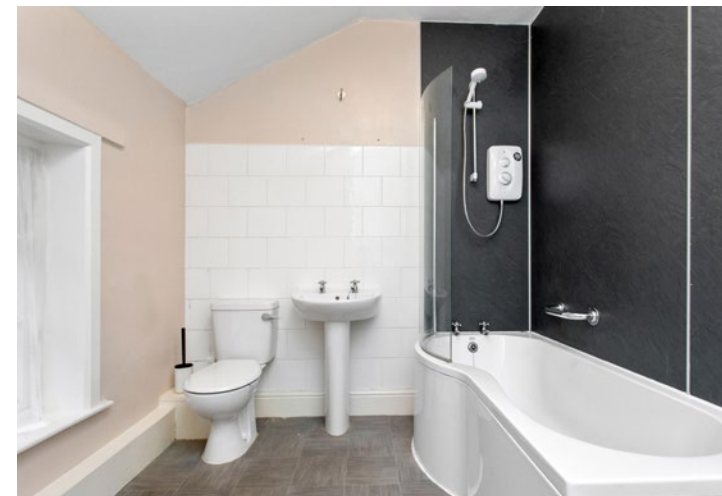
ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that mains water, electricity and drainage are installed. Central heating is provided by means of an oil fired boiler.

Viewing: By appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - BB7 9QA: On entering the village proceed to the centre and turn right into Avenue Road. Proceed to the top of Avenue Road and the property is immediately on the right, just before the entrance to Stonyhurst College.

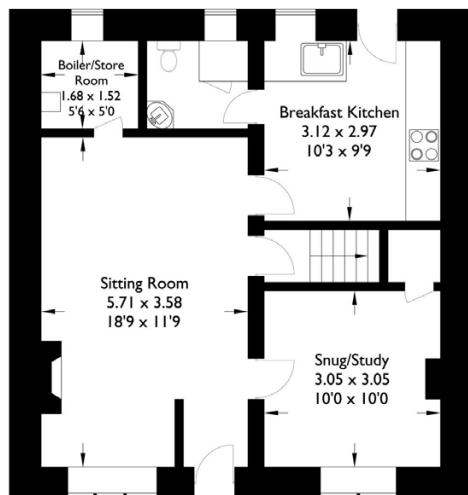
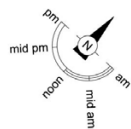


I Smithy Row, Hurst Green

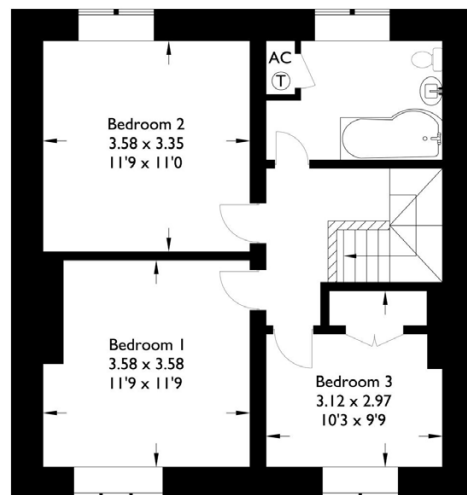
Approximate Gross Internal Area : 98.00 sq m / 1054.86 sq ft

Outbuilding : 11.88 sq m / 127.87 sq ft

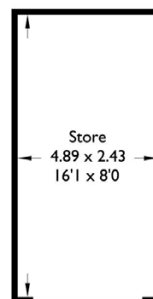
Total : 109.88 sq m / 1182.73 sq ft



Ground Floor



First Floor



Outbuilding

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Harrogate & Leeds 01423 523423

branch@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		