



**13 SMITHY ROW**

Hurst Green, Near Clitheroe

**Carter Jonas**



## 13 SMITHY ROW, HURST GREEN, BB7 9QA

Clitheroe – 6 miles  
Whalley – 5 miles  
Longridge – 6 miles

Sitting room · Breakfast kitchen · Three bedrooms  
House bathroom · Lawned garden to the front · Off street parking space · Enclosed garden to the rear  
Outbuilding · Lean to store · Views over bowling green to the front and football pitch to the rear · Quiet backwater 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.

13 Smithy Row is a delightful double fronted mid terrace cottage which provides well proportioned three bedroom accommodation. The property has been recently modernised and is well presented throughout. It occupies a quiet backwater position within a short walk of the village centre and enjoys a lovely outlook over the bowling club and green to the front and the village's football pitch and playing fields to the rear.

The accommodation is arranged over two floors and includes a nicely proportioned sitting room, sizeable breakfast kitchen, three bedrooms and a house bathroom.

Outside, there is a south facing garden to the front with an off street parking space and an enclosed lawned garden to the rear with a useful outbuilding and a lean to store.

**A CHARMING 3 BEDROOM MID TERRACE COTTAGE PROVIDING WELL PRESENTED ACCOMMODATION, ENJOYING LOVELY OPEN OUTLOOKS TO THE FRONT AND REAR AND OCCUPYING A QUIET, BACKWATER POSITION IN THIS POPULAR AND SOUGHT AFTER VILLAGE.**





## ADDITIONAL INFORMATION

### Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

### Services

Mains water, electricity and drainage. Oil fired central heating.

### Viewings

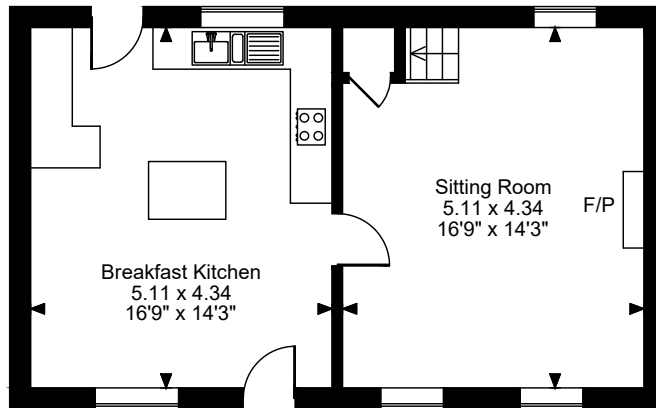
By appointment through the selling agents - Carter Jonas - 01423 523423.

### Directions - BB7 9QA

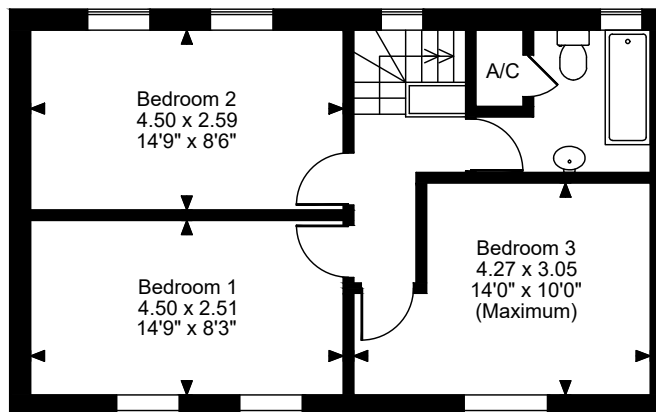
On entering the village proceed to the centre and turn right into Avenue Road. Proceed to the top of Avenue Road and turn right just before the entrance to Stonyhurst College into Smithy Row. The cottage is situated a short distance along on the left.



**13 Smithy Row, Hurst Green**  
Approximate Gross Internal Area  
987 sq ft / 92 sq m



**Ground Floor**

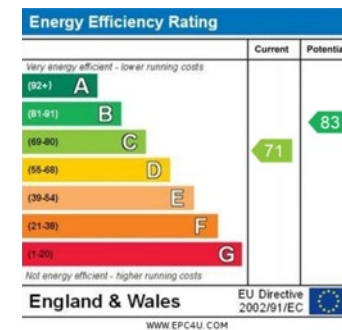


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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#### IMPORTANT INFORMATION

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