

89 WHALLEY ROAD
CLITHEROE
BB7 1EE

£112,000

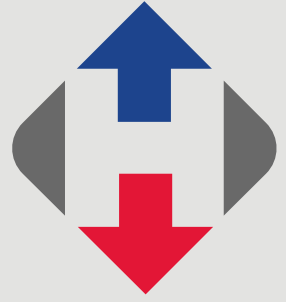


- A stonebuilt end-terrace cottage
- 3-piece shower room
- Situated a short walk from town centre
- Gas CH & PVC double glazing
- 2 bedrooms
- Open plan living & dining room
- Ideal first time buyer/investment
- 63 m2 (675 sq ft) approx.

honeywell.co.uk

Situated a short walk from the town centre and its many amenities this two bedroom stonebuilt cottage would make an ideal first home or investment. Could be changed back to commercial use subject to planning permissions.

The accommodation comprises an open plan living and dining area with a separate kitchen, on the first floor are two bedrooms and a separate three-piece shower room.



LOCATION: From our sales office travel down Castle Street and turn right onto Wellgate and right again onto Lowergate. Follow the road straight on at the mini roundabout down the hill and then straight on again at the next onto Whalley Road. Follow the road up the hill and number 89 is on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

LOUNGE: 5.0m x 2.2m (16'5" x 7'4"); with glazed external door, electric meter cupboard and open to:

DINING ROOM: 5.0m x 3.6m (16'5" x 11'8"); with PVC external door to the side of the property and staircase to the first floor landing.

KITCHEN: 2.5m x 1.2m (8'4" x 4'); with base and wall level storage cupboards with complementary working surfaces, 4-ring gas hob with extractor hood over, space for electric oven, plumbed and drained for an automatic washing machine, stainless steel sink unit, partially-tiled walls and extractor fan.

FIRST FLOOR:

LANDING: With attic access point and built-in storage cupboard.

BEDROOM ONE: 4.3m x 2.6m (14' x 8'7").

BEDROOM TWO: 4.3m x 2.3m (14' x 7'5").





SHOWER ROOM: With a contemporary 3-piece white suite comprising low level w.c., corner shower enclosure with an electric shower and contemporary vanity wash basin.

OUTSIDE: Please note the property has no outside space.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND A.

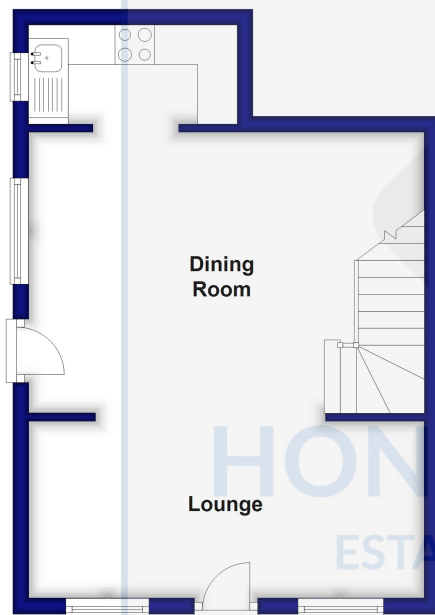
VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

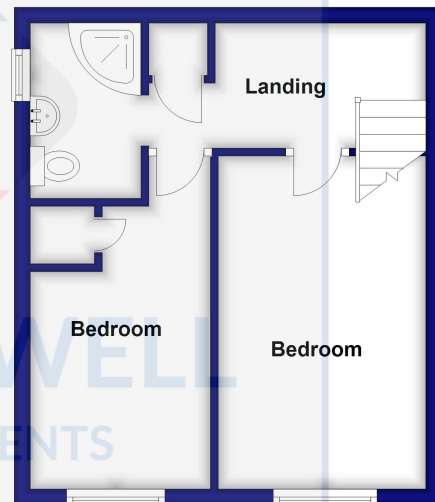




Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

89 Whalley Road, Clitheroe

*89 Whalley Road, Clitheroe, BB7 1EE
MJ/ZR/12092018*

Selling your house?

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