

13 MONK STREET
CLITHEROE
BB7 1DJ

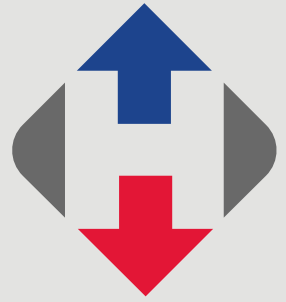
£149,950



- Large extended stone terrace
- Stunning open plan ground floor
- Recently refurbished throughout
- Covered yard to the rear
- Insulated to high standards
- 2 bedrooms & attic room
- Large 4-piece bathroom
- 101 m2 (1,094 sq ft) approx.

honeywell.co.uk

A well presented stone terrace which has been completely refurbished in 2014 and has the benefit of a large two-storey extension to the rear. The house has a stunning open plan layout on the ground floor with lounge, dining area and modern gloss kitchen running from front to back. The first floor comprises two bedrooms, both with oak-faced wood flooring and in the extension at the rear is a large 4-piece bathroom with separate shower. The second floor has a good-sized attic room with Velux window and solid wood floor.



During 2014 the house has been refurbished to include rewiring with LED lighting, gas central heating, a full re-roof, re-plastered and with ample insulation in the floor, walls and roof. The enclosed yard to the rear is covered and has power and cold water. Viewing is recommended.

LOCATION: From our office turn left down the hill into Parson Lane and then straight on at the roundabout, crossing the railway bridge into Bawdlands. Turn left into Corporation Street and at the end turn left, then first right into Monk Street.

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

ENTRANCE through PVC Rock door to:

LARGE OPEN PLAN LOUNGE/ DINING ROOM & KITCHEN:

Lounge area: 4.1m x 3.5m (13'6" x 11'7") with television point, wall light points, tiled floor and feature stone flagged window sill.

Dining area: 3.9m x 4.1m (12'11" x 13'6") with tiled floor, wall light points and feature wrought iron staircase off to the first floor.

Kitchen: 4.0m x 3.6m (13'3" x 11'8") with fitted modern range of black high gloss wall and base units with complementary red tiled splashback and under unit lighting, integrated stainless steel electric fan oven, 4-ring ceramic hob with contemporary extractor canopy over, 1½ bowl single drainer sink unit with chrome mixer tap, tiled floor, breakfast bar, PVC door to the rear yard.

FIRST FLOOR:

LANDING: With oak flooring and wall light point, staircase to attic room.

BEDROOM ONE (front): 4.1m x 3.5m (13'6" x 11'5"); with oak-faced wood flooring and wall light point.

BEDROOM TWO (rear): 2.3m x 4.4m (7'7" x 14'5"); with oak-faced wood flooring.





BATHROOM: With 4-piece white Roca suite comprising low suite w.c. with push button flush, panelled bath with chrome mixer tap, vanity washbasin with chrome mixer tap, storage cupboards under and vanity mirror and cabinet with feature lighting over and walk-in shower with chrome mixer shower, fully tiled walls, storage cupboard housing combination central heating boiler, tiled floor and chrome heated ladder style towel rail.

ATTIC ROOM: 5.1m x 3.8m (16'8" x 12'6"); with varnished wooden floorboards, Velux window, wall light point and central heating radiator.

OUTSIDE: To the rear is a covered yard area with block boundary wall. Outside lighting and electric socket. Cold water tap and sliding wooden door leading to the back street.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

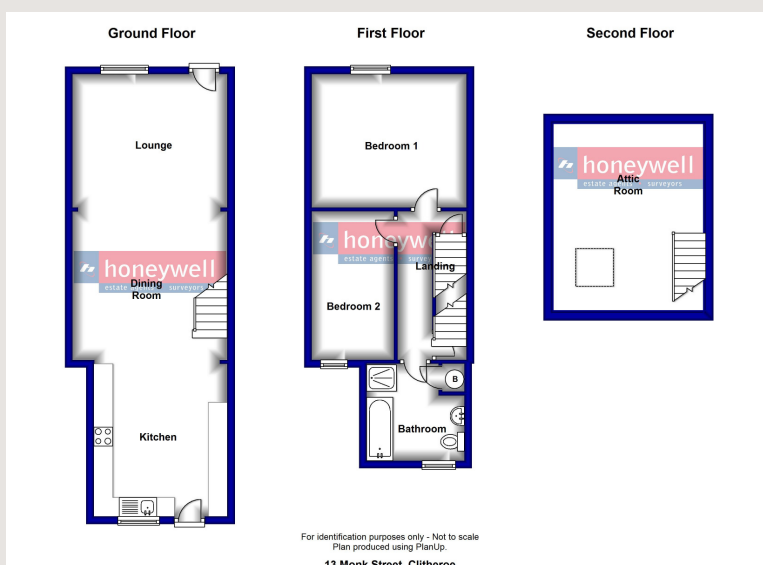
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND D.

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.





13 Monk Street, Clitheroe, BB7 1DJ
CD/SMR/190716

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.