

15 BUTTS GROVE
CLITHEROE
BB7 2PJ

£285,000



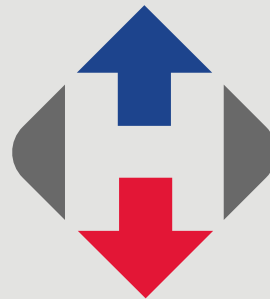
- A modern detached family home
- Spacious living room
- Now requires some modernisation
- Gas CH & double glazing
- 4 bedrooms, master en-suite
- Much sought after location
- Dining room & kitchen
- 121 m2 (1,304 sq ft) approx.

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Situated in a much sought after location within Clitheroe, this four bedroom detached property now requires some modernisation throughout but offers superb potential.

The property enjoys an end of cul-de-sac position and lies a short distance from Clitheroe town centre and the Ribble Valley countryside. The accommodation comprises an entrance hallway, bright spacious living room, dining room, kitchen and dining area, utility room, part converted garage, four bedrooms (en-suite to the master) and a house bathroom.

The property benefits from off-road parking and garden areas to the front and rear. Viewing is highly recommended.



LOCATION: From our sales office proceed down Castle Street onto York Street and at the roundabout turn left onto Well Terrace. Follow the road straight on at the next roundabout and then from here turn right under the railway bridge onto Waddington Road. Take the third right turn onto Eastham Street and follow the road round to the left. At the next T-junction turn right and then bear left onto Butts Grove. Follow the road to the end of the cul-de-sac and number 15 is on the right hand side.

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

ENTRANCE HALLWAY: With PVC external door and staircase to the first floor landing.

CLOAK ROOM: With a 2-piece suite comprising low level w.c and wash hand basin.

LIVING ROOM: 5.5m x 3.5m (18'2" x 11'4"); with 'Living Flame' gas fire in feature surround, double glazed bay window, double doors to hallway.

.DINING ROOM: 3.6m x 2.8m (11'11" x 9'4"); with patio doors to the rear garden.

FITTED KITCHEN: 3.6m x 2.4m (11'8" x 8'); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with extractor over, one and a half bowl sink unit, built-in dishwasher, partially-tiled walls and open to breakfast room.

BREAKFAST ROOM: 2.6m x 2.3m (8'5" x 7'6"); with double glazed patio doors to the rear garden.

UTILITY ROOM: 2.3m x 1.7m (7'6" x 5'8"); with wall-mounted Baxi combination central heating boiler and double glazed door to the side of the property. **UTILITY AREA** 3.9m x 2.5m (12'8" x 8'2") with a range of fitted base and matching wall storage cupboards, Belfast sink unit and plumbed and drained for an automatic washing machine.





FIRST FLOOR:

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

MASTER BEDROOM: 3.6m x 3.1m (11'8" x 10'); with built-in wardrobes to one wall and telephone point.

EN-SUITE SHOWER ROOM: With a 3-piece suite comprising low level w.c, wash hand basin and a shower enclosure with a plumbed shower. Extractor fan.

BEDROOM TWO: 3.2m x 2.9m (10'5" x 9'5"); with built-in wardrobes to one wall.

BEDROOM THREE: 2.5m x 2.3m (8'2" x 7'6").

BEDROOM FOUR: 2.4m x 2.3m (8' x 7'5").

BATHROOM: With 3-piece suite comprising low level w.c, vanity wash hand basin and a panelled bath with shower mixer taps, half-tiled walls and extractor fan.

OUTSIDE: To the front of the property is a driveway providing off-road parking for approximately three cars and leads to a converted GARAGE store room. Pathways lead round both sides of the property to a low maintenance tiered garden with flowerbeds and pebbled areas.

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

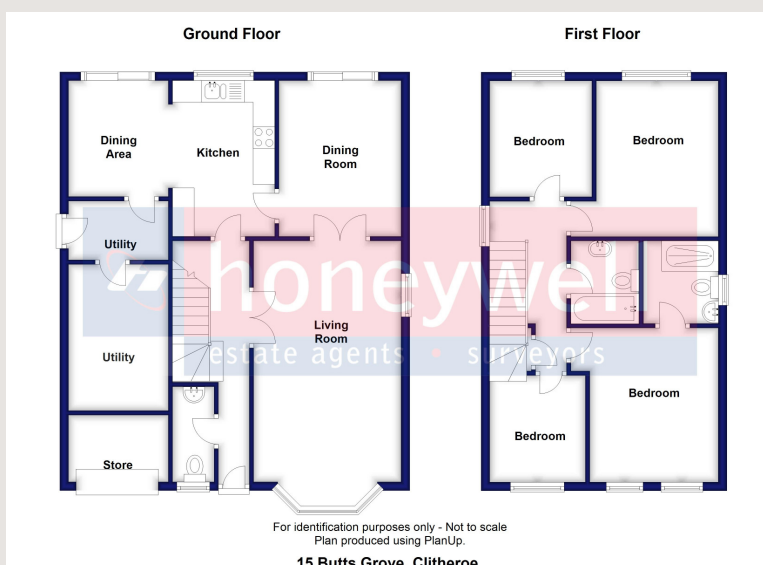
SERVICES: Mains water, electricity, gas and drainage are connected.

EPC RATING C. COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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15 Butts Grove, Clitheroe, BB7 2PJ
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