

10 STEPHEN MEWS  
CLITHEROE  
BB7 1EP

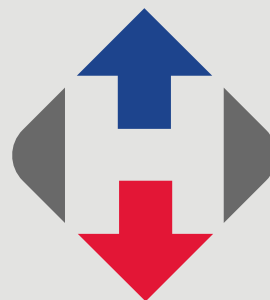
£239,950



- Modern 3-storey town house
- Attractive first floor lounge
- Garage, drive & garden
- Corner of cul-de-sac
- 4 bedrooms & en-suite
- Spacious dining kitchen
- NHBC guarantee
- 103 m2 (1,117 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

A modern three-storey town house built by Miller Homes approximately two years ago with the remainder of the ten year NHBC guarantee. Situated in the corner of a cul-de-sac, this desirable home offers spacious family accommodation with a hallway, cloakroom and dining kitchen on the ground floor, a good-sized lounge, house bathroom and bedroom on the first floor and three bedrooms and en-suite on the top floor. The kitchen is fully integrated with a range of appliances and the bathrooms are smart and contemporary with grey tiling and chrome fittings.



Externally there is a driveway leading to a single garage. Access along the side of the house leads to an enclosed rear garden with Indian stone patio. Viewing is recommended.

**LOCATION:** From our sales office head down Castle Street and turn right into Lowergate. Follow the road straight down before turning right into Wellgate. At the next mini roundabout take the first exit and at the next roundabout take the second exit into Whalley Road. Turn immediately right into Greenacre Street and then turn first left into Woone Lane. Follow the road for approx one third of a mile and close to the end of Woone Lane turn right into Edward Drive, then first left into Stephen Mews.

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

**ENTRANCE HALLWAY:** With half glazed front door, window to side elevation, spindle staircase off to the first floor with understairs storage cupboard.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c. with push button flush and corner pedestal washbasin with chrome mixer tap, part-tiled walls.

**DINING KITCHEN:** 4.8m x 3.1m (15'8" x 10'2"); with modern range of contemporary grey and cream coloured wall and base units with complementary laminate working surfaces and splashback, one and a

half bowl stainless steel sink unit with mixer tap, integrated Zanussi electric double oven with 4-ring stainless steel gas hob, stainless steel splashback and stainless steel extractor canopy over, integrated appliances include dishwasher, washing machine and fridge freezer, central heating boiler concealed inside kitchen cupboard, recessed spotlighting, extractor fan, space for dining table and chairs, PVC French doors opening onto the rear garden.

#### FIRST FLOOR:

**SPACIOUS LANDING:** With spindle staircase off to the second floor and window to front and side elevations.

**LOUNGE:** 4.8m x 3.2m (15'8" x 10'4"): with television point, 2 windows overlooking the rear garden.

**BATHROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and panelled bath with chrome mixer tap, chrome heated ladder style towel rail, extractor fan and recessed spotlighting.







**BEDROOM THREE:** 2.6m x 2.9m (8'7" x 9'6").

## **SECOND FLOOR:**

**LANDING:** With loft access, window to side elevation and storage cupboard housing hot water cylinder.

**BEDROOM ONE:** 3.9m + wardrobes x 2.6m (12'11" + wardrobes x 8'7"); wall to wall range of fitted wardrobes with sliding doors.

**EN-SUITE SHOWER ROOM:** With 3-piece suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and fitted shower enclosure with chrome thermostatic shower, chrome heated ladder style towel rail, part-tiled walls, shaver point, recessed spotlighting and extractor fan.

**BEDROOM TWO:** 3.4m x 2.6m (11'3" x 8'7").

**BEDROOM FOUR:** 2.1m x 2.1m (7' x 7').

**OUTSIDE:** The property has a tarmac driveway to the front leading to a single GARAGE with up-and-over door, power and light 4.7m x 2.7m (15'6" x 8'10"). Access along the side of the house leading to an enclosed rear garden with Indian stone paved

patio, lawn, timber boundary fence.

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

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

**TENURE:** We understand from the owners that the property is leasehold.

## **COUNCIL TAX BAND D.**

**EPC:** The energy efficiency rating for this property is B.

**EXTRAS:** Remainder of 10 year NHBC guarantee.

**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.**





10 Stephen Mews, Clitheroe, BB7 1EP  
CD/SMR/250917

**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.