

21 KING STREET
CLITHEROE
BB7 2EU

Offers around £300,000

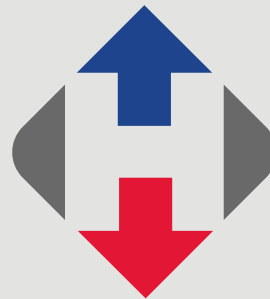


- Large 3-storey terrace
- 2 spacious reception rooms
- Kitchen & conservatory
- South-west facing garden
- Prime town centre location
- 3 bedrooms & study
- Garage to the rear
- 133 m2 (1,430 sq ft) approx.

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A large 3-storey stonebuilt terrace situated in this extremely convenient location within the town centre which is on the doorstep for all amenities including shops, restaurants, health centre, train station and bus interchange.

This spacious 1,430 sq ft house offers great family accommodation with two reception rooms, kitchen and conservatory on the ground floor and two double bedrooms and bathroom on the first floor. On the top floor is a third bedroom and spacious study with views towards Clitheroe Castle. With parking being at a premium in the town centre this house also has a good-sized garage to the rear and a south west facing patio garden with border and pond. The house was completely re-roofed in 2017 and comes with a guarantee. Other benefits include gas CH with a modern boiler and hardwood double glazing. Viewing is essential.



LOCATION: From our sales office continue along Castle Street and turn left at Barclays Bank into King Street. Proceed down the hill and the house can be found on the left.

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

ENTRANCE HALLWAY: Through hardwood front door, coved cornicing, wall light points and staircase off to the first floor.

SITTING ROOM: 3.9m x 4.0m (12'8" x 13'1"); with coved cornicing, picture rail, feature fireplace housing 'Living Flame' coal effect gas fire with feature marble surround and tiled hearth (*the gas fire is currently capped off and not in use*). Wall light points.

LOUNGE: 4.8m x 4.2m (15'9" x 13'8"); with coved cornicing, dado rail, feature varnished original wooden floorboards, understairs storage cupboard, television point, glazed door to conservatory and half-glazed door to kitchen.

KITCHEN: 4.6m x 2.1m (15'2" x 6'9"); fitted range of wall and base units with complementary laminate working surface and tiled splashback, fitted gas cooker with extractor over, plumbing for washing machine, one and half bowl single drainer sink unit, tiled floor, recessed spotlighting, space for breakfast table and hardwood stable door opening onto the rear garden.

LEAN-TO CONSERVATORY: 2.4m x 1.8m (7'11" x 6'); PVC mahogany construction with glass roof and tiled floor, glazed door to the rear garden.

FIRST FLOOR:

LANDING: With spindles and balustrade and staircase off to second floor.

BEDROOM ONE: 5.2m x 3.9m (16'11" x 12'8"); with 2 windows to front elevation, coved cornicing, wall light points, built-in wardrobes and drawers, BT telephone point.





BEDROOM TWO: L-shaped room 6.4m narrowing to 3.4m x 2.6m (20'11" narrowing to 11'2" x 8'5"); built-in range of fitted wardrobes with cupboards under, pedestal washbasin, wall light point, combination gas central heating boiler concealed inside one wardrobe.

BATHROOM: With 4-piece white suite comprising low suite w.c., bidet, panelled bath with Mira thermostatic shower over and glass shower screen and vanity washbasin with storage cupboards over and under, vanity mirror. Part-tiled walls, recessed spotlighting, tiled floor.

SECOND FLOOR:

STUDY: 3.6m narrowing to 2.8m x 4.4m (11'11" narrowing to 9'4" x 14'5"); with spindles and balustrade, feature dormer window offering excellent views towards Clitheroe Castle, eaves access and BT telephone point.

BEDROOM THREE: 2.5m + recess x 5.2m (8'1" + recess x 16'11"); with dormer window, wall light points and eaves access.

OUTSIDE: Forecourt garden with wrought iron gate and railings, planting borders and path to the front door. To the rear is an attractive south-west facing garden with York stone paved patio

area, planting border and pond, stone boundary wall, outside lighting, outlooks towards Clitheroe Castle and access to the garage.

GARAGE: 3.8m narrowing to 3.7m x 5.3m (12'5" narrowing to 12'1" x 17'3") with electrically operated remote control up-and-over door, power and light and personal door to the rear.

HEATING: Gas fired hot water central heating system (combination boiler installed in 2014) complemented by hardwood double glazing.

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

TENURE: We have been informed by the owners that the property is freehold.

EXTRAS: The property was completely re-roofed in 2017 and comes with guarantee.

COUNCIL TAX BAND E. EPC RATING D.

VIEWING: By appointment with our office.

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21 King Street, Clitheroe, BB7 2EU
CD/SMR/120418

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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

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