

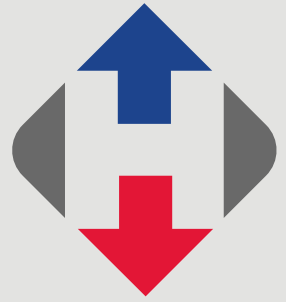
TWIN BROOK FARM
UP BROOKS
CLITHEROE
BB7 1PL

£239,000



- Semi-detached farmhouse
- Large plot with ample gardens
- Kitchen, conservatory & utility
- Requires some improvement
- 3 bedrooms
- 2 reception rooms
- Bathroom & shower room
- 124 m2 (1,336 sq ft) approx.

A stonebuilt semi-detached house situated in this convenient location with great access to the open countryside. This character home comprises a hallway, shower room, two principal reception rooms and an extension at the rear housing the kitchen and utility. The house also benefits from a uPVC conservatory to the side. On the first floor are three bedrooms and a house bathroom.



Externally the house is set on a generous plot with good-sized gardens to the front, side and rear and with outside storage and greenhouse.

The house does now require some improvement but offers excellent potential to create a lovely family home.

LOCATION: From our sales office continue along Castle Street and turn right by the library into Wellgate, then straight on to the 'Stop' sign. Turn left and then first right into Holden Street and then right at the end. Continue straight on to the end of Taylor Street and take the small lane directly opposite into Up Brooks. After 400 yards the house can be found on the left before the bridge.

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

ENTRANCE HALL: Through half-glazed hardwood front door, staircase off to the first floor with spindles and balustrade, understairs storage cupboard, wooden flooring, BT telephone point.

LOUNGE: 4.0m x 3.6m (13'3" x 11'10"); with wall light point, feature stone fireplace housing open fire with wooden mantel, television point, feature shelving in alcove.

DINING ROOM: 3.9m x 3.2m (12'9" x 10'7"); with varnished wooden floorboards and built-in storage cupboard.

KITCHEN: 4.1m x 3.1m (13'5" x 10'1"); with fitted range of pine fronted wall and base units with complementary laminate working surface and tiled splashback, integrated stainless steel Bosch double oven, stainless steel 4-ring gas hob with extractor over, one and half bowl stainless steel sink unit with mixer tap, integrated dishwasher and fridge, breakfast bar, tiled floor, recessed spotlighting and half-glazed door to garden.

UTILITY: 4.2m x 2.1m (13'11" x 7'); with Velux window, plumbing for washing machine, vent for tumble drier, space for other white goods.

SHOWER ROOM: With 3-piece white suite comprising pedestal washbasin, low suite w.c. and corner shower enclosure with Red Ring electric shower, part-tiled walls, extractor fan, wall-mounted central heating boiler.





CONSERVATORY: 3.7m max x 3.5m (12'3" max x 11'4"); PVC construction, mahogany coloured on outside and white on inside, tiled floor, glazed double doors opening onto garden and feature exposed stone wall.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.7m x 3.7m (12' x 12'2"); television point.

BEDROOM TWO: 4.0m x 3.2m (13'3" x 10'7").

BEDROOM THREE: 3.2m x 2.3m (10'7" x 7'7").

BATHROOM: With 3-piece suite comprising pedestal washbasin with chrome taps, low suite w.c. and panelled bath with chrome shower tap fitment and Mira electric shower over and glass shower screen.

OUTSIDE: Front garden with dry stone boundary wall, lawn and central stone paved pathway to front door with planting borders. Access to a good-sized side garden, laid to lawn with stone patio area, well screened with mature plants and shrubs, cold water tap.

Large rear garden, mainly laid to lawn with large detached store, greenhouse and timber shed.

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.

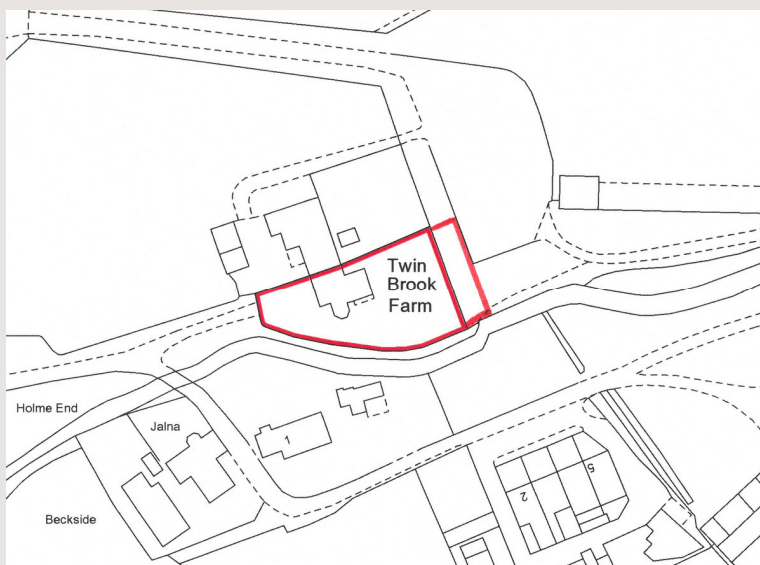
COUNCIL TAX BAND C.

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

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.





*Twin Brook Farm, Up Brooks, Clitheroe, BB7 1PL
CD/SMR/050618*

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