

12 RIVERLEA GARDENS
CLITHEROE
BB7 1QQ

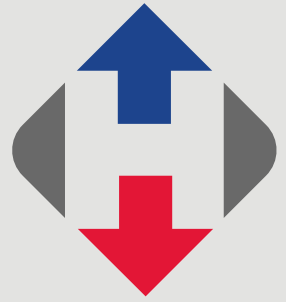
£149,950



- Well-presented modern semi-detached
- 2 double bedrooms
- Excellent 3-pce bathroom & shower
- Gas CH & UPVC DG
- Gardens & off-road parking
- Modern fitted kitchen with patio doors
- Situated close to Clitheroe town centre
- 54 m2 (588 sq ft) approx.

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Situated a stone's throw from Clitheroe town centre and the growing number of amenities, this modern semi-detached home has recently been modernised throughout and is now presented to a superb standard.



The accommodation comprises a living room, bright modern dining kitchen with patio doors, two double bedrooms and an excellent three-piece bathroom suite with a shower.

The property enjoys a good-sized enclosed rear garden and a driveway providing off-road parking for two cars.

LOCATION: From our sales office proceed down Castle Street, straight on into York Street and then take the third exit at the roundabout. Follow the road around to the right and then turn left onto Holden Street and left again onto Riverlea Gardens. Go straight ahead and number 12 is situated on the right hand side.

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

ENTRANCE PORCH: With PVC external door.

LOUNGE: 4.4m x 3.8m max, 2.3m min (14'6" x 12'7" max, 7'6" min); with 'Living Flame' gas fire in feature surround, television and telephone points, staircase to the first floor landing. Archway to:

DINING KITCHEN: 3.8m x 2.6m (12'6" x 8'5"); modern fitted kitchen in gloss white with base and wall level storage units and complementary working surfaces, built-in electric oven, 4-ring gas hob with stainless steel extractor over, single drainer sink unit, plumbed and drained for automatic washing machine, part-tiled walls, tiled floor, PVC patio doors to the rear garden, understairs storage cupboard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.8m x 2.4m (12'7" x 7'9"); with built-in storage cupboards.

BEDROOM TWO: 3.8m x 2.6m (12'6" x 8'6"); with built-in shelving and hanging space.





BATHROOM: With modern 3-piece white suite comprising vanity washbasin, low suit w.c. and panelled bath with shower mixer tap and electric shower over, extractor fan.

OUTSIDE: To the front is a small garden area. A driveway leads down the side of the property and provides off-road parking for 2 cars and leads to a fenced low maintenance stone flagged rear garden with one large timber storage shed.

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

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

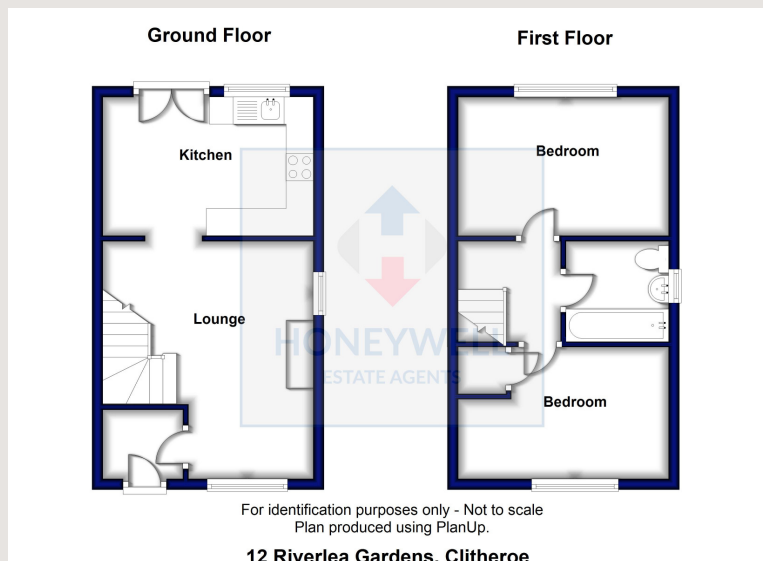
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is 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.





*12 Riverlea Gardens, Clitheroe, BB7 1QQ
MJ/ZR/SMR/070618*

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