

1 KILN CLOSE  
CLITHEROE  
BB7 2EQ

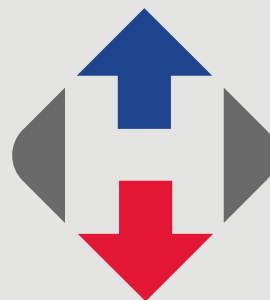
£129,950



- Superb modern end terrace
- Contemporary fitted kitchen
- Gardens to front & rear, parking
- Gas CH & double glazing
- 2 double bedrooms
- Presented to an excellent standard
- Subject to 106 Agreement
- 62 m2 (660 sq ft) approx.

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Situated on the edge of a much sought-after development, this modern two bedroom property is presented to a superb standard with a contemporary fitted kitchen and appliances, 3-piece bathroom with shower, bright spacious living room with patio doors to the rear garden and two double bedrooms.



The property also benefits from off-road parking for two cars. Clitheroe town centre and the many amenities are within walking distance and the A59 by-pass lies close by, providing a great link to the motorway network.

**This property is subject to a 106 Agreement and is restricted to certain categories of buyers (see details below).**

**LOCATION:** From our sales office travel down Castle Street and into York Street. At the roundabout proceed straight on into Chatburn Road. Follow the road up, passing the cricket ground on the left hand side. Continue for a short while before turning left into Colthirst Drive and then first right into Kiln Close.

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

**ENTRANCE HALL:** With PVC external door, staircase to the first floor landing, electric meter cupboard, telephone point, open understairs storage space.

**FITTED KITCHEN:** 2.7m x 2.0m (8'9" x 6'6"); range of contemporary base and matching wall storage cupboards with complementary working surfaces, part-tiled walls, built-in electric oven, 4-ring gas hob with extractor hood over, plumbed and drained for automatic washing machine, stainless steel sink unit.

**LIVING ROOM:** 4.4m x 4.0m (14'5" x 13'); with PVC patio doors, television point.

**FIRST FLOOR:**

**LANDING:** With attic access space.

**BEDROOM ONE:** 3.1m to wardrobes x 2.6m (10'2" to wardrobes x 8'7"); with built-in storage cupboards.

**BEDROOM TWO:** 4.0m x 2.4m (13' x 7'9").

**BATHROOM:** With 3-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with plumbed shower over and vanity screen. Extractor fan, heated stainless steel towel rail.





**OUTSIDE:** To the front of the property is a tarmac off-road parking space for 2 cars and a good-sized majority lawned garden.

A stone pathway leads round the side to a separate south facing lawned garden with flower beds and shrubs surrounding.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in a mixture of PVC and wooden frames.

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

**COUNCIL TAX BAND B.**

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

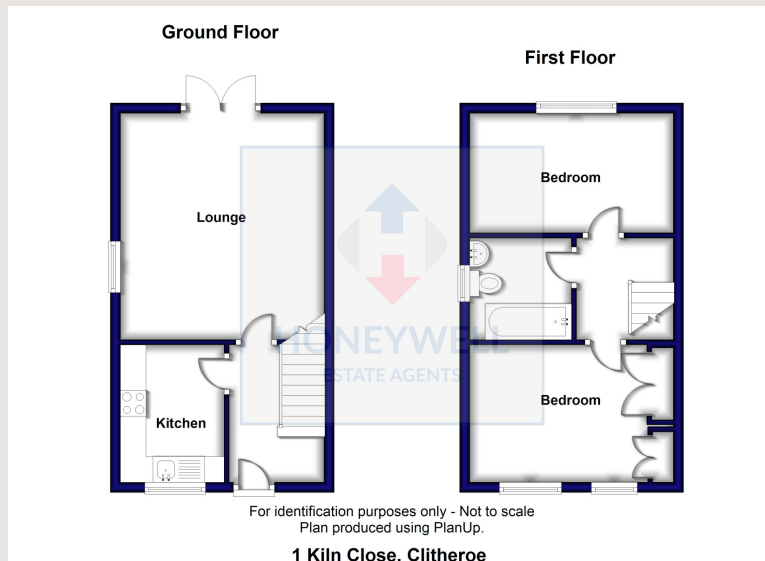
**VIEWING:** By appointment with our office.

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**106 AGREEMENT:** Under a Section 106 Agreement, sales in Kiln Close must be at a discount of 15% to open market value (this is already allowed for in the asking price) and are restricted to certain categories of buyers including first-time buyers resident in the Ribble Valley, people aged 55 or over resident in the Ribble Valley and those working within a 5-mile radius of Kiln Close, as well as certain other restrictions.

We can provide further details of the Section 106 Agreement on request.





*1 Kiln Close, Clitheroe, BB7 2EQ  
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**Selling your house?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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