

6 TALBOT CLOSE  
CLITHEROE  
BB7 1LF

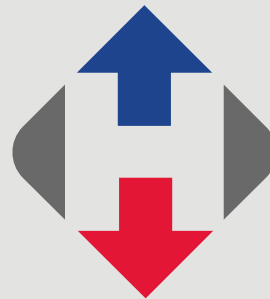
£144,950



- A well presented family home
- Open plan, modern fitted kitchen
- Gardens to front & rear, parking
- Gas CH & double glazing
- Spacious bright living accommodation
- 3 good bedrooms, modern bathroom
- Located short distance from town centre
- 84 m2 (900 sq ft) approx.

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

Situated a short walk from the town centre and the growing number of amenities, this well presented family home offer spacious living accommodation with gardens to the front and rear and off-road parking space.



The property comprises an entrance hallway, large living room, an open plan dining kitchen, three good-sized bedrooms and a modern three-piece bathroom with a shower.

**LOCATION:** From our sales office travel down Castle Street, turn right into Wellgate, follow the road to the end and turn right at the T-junction, then left at the mini roundabout into Pendle Road. Follow the road up the hill before turning right into Hayhurst Street. Take the third left turning into Highfield Road and Talbot Close is accessed by foot on the right hand side.

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

**ENTRANCE HALL:** With glazed external door, meter cupboards, staircase to the first floor landing, understairs storage cupboard.

**LIVING ROOM:** 4.8m x 4.2m (15'10" x 13'10"); with 'Living Flame' gas fire in feature surround, wooden floors, 2 wall light points, television and telephone points.

**DINING KITCHEN:** 6.0m x 2.9m max, 1.8m min (19'8" x 9'6" max, 5'9" min); range of modern fitted base and matching wall storage cupboards with complementary working surfaces, range of appliances including built-in double oven, 4-ring

gas hob with extractor hood over, built-in dishwasher, built-in fridge freezer, plumbed and drained for automatic washing machine, vented for tumble drier, tiled flooring, one and a half bowl stainless steel sink unit, housed Worcester combination central heating boiler, PVC external door to the rear of the property,

#### FIRST FLOOR:

**LANDING:** With built-in storage cupboards,

**BEDROOM ONE:** 3.8m x 3.2m (12'5" x 10'4").

**BEDROOM TWO:** 3.7m x 2.9m (12'3" x 9'7").

**BEDROOM THREE:** 2.9m x 2.4m (9'7" x 8').





**BATHROOM:** With modern 3-piece white suite comprising low suite w.c., pedestal washbasin and shower bath with plumbed shower over, heated stainless steel towel rail, fully tiled walls, tiled flooring, low voltage lighting.

**OUTSIDE:** To the front of the property is a majority lawned garden with stone pathways.

To the rear is a raised low maintenance patio garden area with timber storage shed and allocated parking space for one car.

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

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

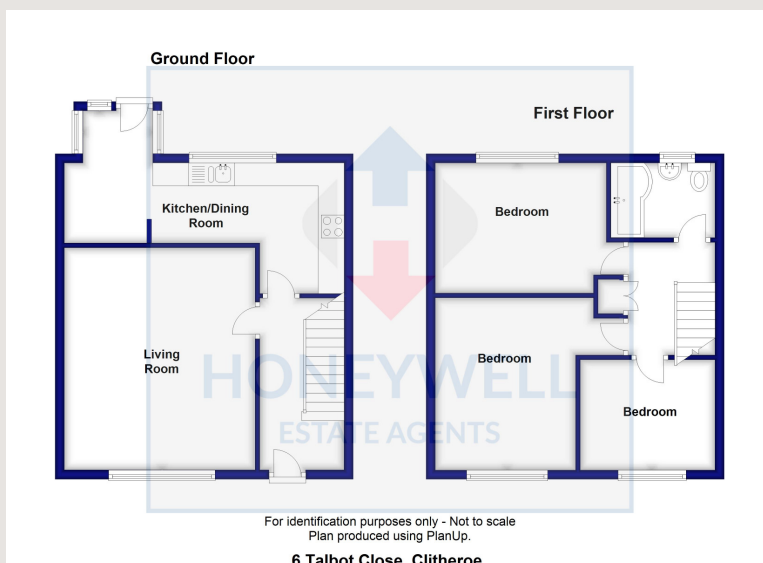
**COUNCIL TAX BAND B.**

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

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

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*6 Talbot Close, Clitheroe, BB7 1LF  
MJ/SMR/270918*

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