

79 BROWNLOW STREET  
CLITHEROE  
BB7 1HQ

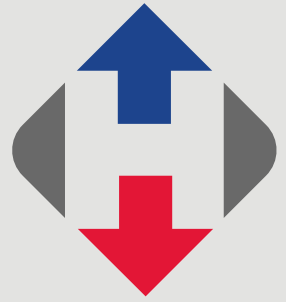
£145,000



- Immaculate stonebuilt terrace
- Stunning fitted kitchen, conservatory
- Presented to a superb standard
- Sought after Ribble Valley location
- 2 bedrooms & converted attic room
- Spacious living room
- Gas CH & PVC double glazing
- 72 m2 (780 sq ft) approx.

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

Presented to a superb standard throughout, this stonebuilt terrace has been fully modernised by the current owner. The property now boasts an excellent fitted breakfast kitchen, modern 3-piece shower room, bright and spacious living room, PVC conservatory, two first floor bedrooms and a converted attic room.



Clitheroe enjoys a growing number of amenities including five supermarkets, restaurants, bars, health centre, railway station and bus interchange.

**LOCATION:** From our sales office continue along Castle Street and turn right by the library into Wellgate, then right again into Lowergate. Proceed straight on at the mini roundabout and at the next roundabout take the second exit into Whalley Road. Turn second left into Brownlow Street and number 79 is located on the left hand side.

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

**LOUNGE:** 4.2m x 4.0m (13'10" x 13'); with PVC external door, television and telephone points, laminate wood effect flooring.

**DINING KITCHEN:** 4.1m x 3.6m (13'6" x 11'9"); range of modern fitted base and matching storage cupboards with complementary working surfaces, centre island with 4-ring electric hob, built-in electric oven, single drainer sink unit, breakfast bar, plumbed and drained for automatic washing machine, staircase to the first floor landing, understairs storage cupboard, PVC patio doors to conservatory.

**SEPARATE TOILET:** With 2-piece suite comprising low suite w.c. and washbasin.

**PVC CONSERVATORY:** 2.9m x 2.9m (9'6" x 9'5"); PVC patio doors to the rear yard.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor.

**BEDROOM ONE:** 3.9m x 3.1m (12'8" x 10'1" max); built-in storage cupboard, built-in wardrobes.

**BEDROOM TWO:** 3.7m x 2.3m max, 1.4m min (12' x 7'7" max, 4'7" min); with built-in wardrobes to one wall.

**SHOWER ROOM:** With 3-piece white suite comprising vanity washbasin, low suite w.c. and corner shower enclosure with plumbed shower, heated stainless steel towel rail.







## SECOND FLOOR:

**ATTIC ROOM:** With built-in under eaves storage, double glazed Velux window.

**OUTSIDE:** To the rear of the property is an enclosed paved yard with flowerbeds.

**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.

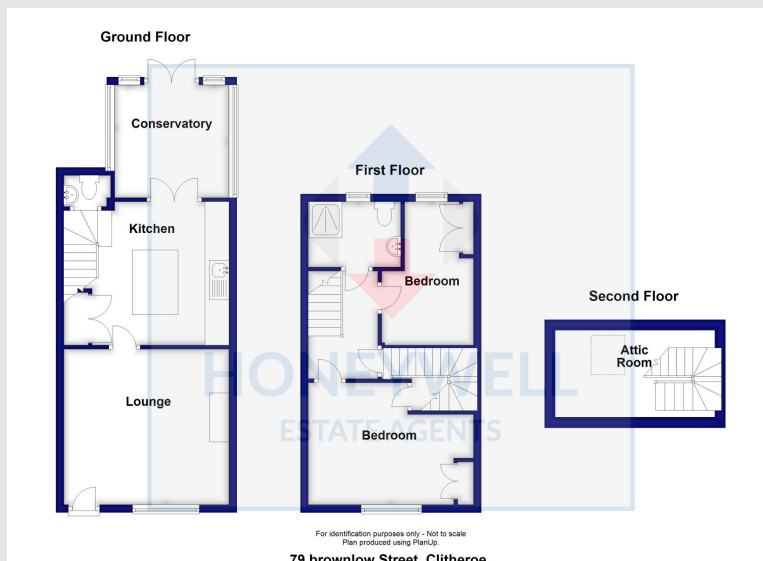
**COUNCIL TAX BAND A.**

**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.**





*79 Brownlow Street, Clitheroe, BB7 1HQ  
MJ/SMR/091018*

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