

5 KILN CLOSE
CLITHEROE
BB7 2EQ

£148,750



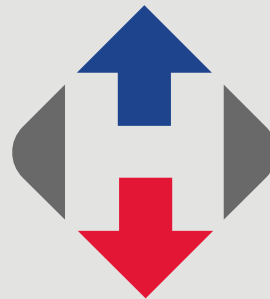
- End mews style house
- Spacious lounge
- 3-piece bathroom with shower
- Driveway & gardens; no chain
- 3 bedrooms, 2 with wardrobes
- Modern dining kitchen
- PVC double glazing & gas CH
- 73 m2 (686 sq ft) approx.

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A well-presented three bed roomed mews style house which is the end of three and is situated on a cul-de-sac on this popular development off Chatburn Road.

The house offers light and airy accommodation with the lounge having three windows, there is a modern dining kitchen with a range of built-in appliances and French doors opening onto the patio. On the first floor there are three bedrooms, two of which have fitted wardrobes, there is an up-to-date three-piece bathroom with fully tiled walls and shower over the bath.

Externally there is a two car drive to the front, side lawned garden and South West-facing rear garden with patio, timber shed and stone boundary wall. The property is chain free. Viewing is essential.



LOCATION: From our office continue along Castle Street and continue straight on past the library into York Street. At the roundabout carry straight on into Chatburn Road and after approximately ½ mile turn left into Colthirst Drive and then first right into Kiln Close.

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

ENTRANCE: Through PVC front door into:

LOUNGE: 4.4m x 3.2m (14'6" x 10'7"); with two windows to front elevation and one window to the side, television point and spindle staircase off to first floor with understairs storage cupboard.

DINING KITCHEN: 3.0m x 4.4m (9'9" x 14'6"); with a fitted range of white wall and base units with complementary dark wood effect laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated stainless steel Bosch double oven with 4-ring Bosch ceramic hob and stainless steel splash back with Neff stainless steel extractor canopy over, integrated fridge freezer, integrated dishwasher, integrated washer/dryer,

Worcester combination central heating boiler concealed inside kitchen cabinet, breakfast bar, space for dining table and chairs and PVC glazed French doors opening onto rear patio.

FIRST FLOOR:

LANDING: With loft access and overstairs storage cupboard.

BEDROOM ONE: 3.0m + the wardrobes x 2.6m (9'10" + the wardrobes x 8'7"); with built-in wardrobes with sliding doors.

BEDROOM TWO: 2.8m + the wardrobes x 2.2m (9'4" + the wardrobes x 7'3"); with windows to side and rear elevation and built-in wardrobes with sliding mirror doors with storage cupboards above.

BEDROOM THREE: 2.1m x 2.0m (6'10" x 6'8").





BATHROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, bath with central chrome mixer tap and chrome thermostatic shower over with glass shower screen, chrome heated ladder style towel rail, fully tiled walls and extractor fan.

OUTSIDE: The property has a front double tarmac driveway providing parking for two cars, lawned front garden, side garden with lawn and path to front door and an enclosed South-facing rear garden with good-sized stone paved patio area with steps up to gravelled garden for easy maintenance, planting borders, timber storage shed, stone boundary wall and trellis fencing.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing 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.

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.

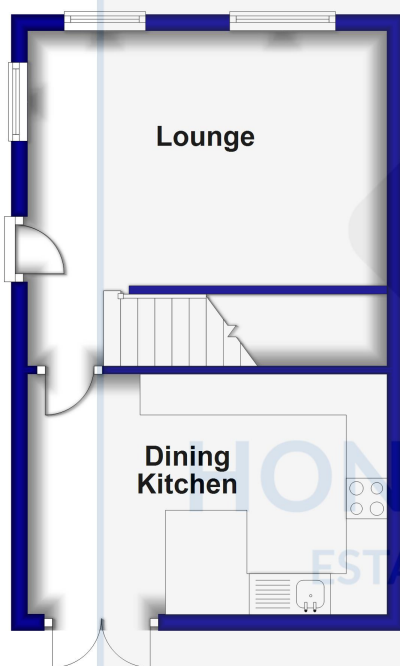
VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

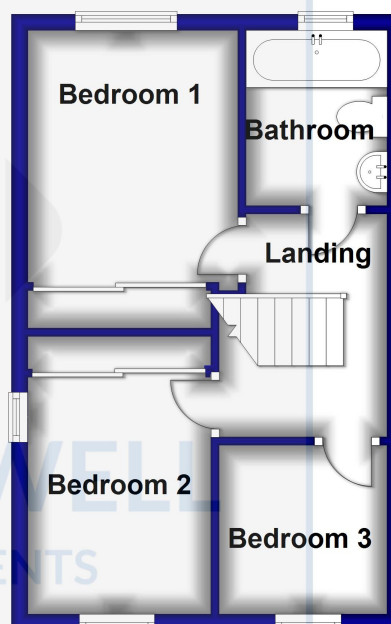




Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

5 Kiln Close, Clitheroe

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CD/ZR/05112018*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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