

29 WOONE LANE
CLITHEROE
BB7 1BG

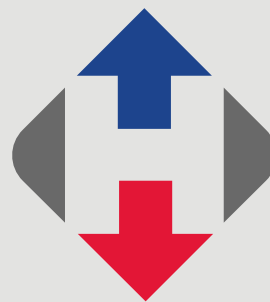
£157,500



- Large stonebuilt 3-storey terrace
- Parking to the rear
- Large basement accommodation
- Close to town centre
- Newly refurbished throughout
- 2 receptions & kitchen
- 2 bedrooms, 3-piece bathroom
- 109 m2 (1,174 sq ft) approx.

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A large three-storey stonebuilt terraced house which has been renovated throughout to provide up-to-date modern accommodation in this convenient location which is only a short walk from the town centre, Holmes Mill and St James Primary School.



The ground floor offers two separate reception rooms and a newly-installed fitted kitchen. A staircase from the kitchen leads down to the base floor which has a large living area and separate storeroom plus an additional room under the kitchen which could either be a utility or study. The first floor has a spacious landing with window, a large master bedroom to the front, second bedroom to the rear and a newly installed three-piece bathroom with shower over the bath. To the rear of the house is an open yard providing private parking for one car. Viewing is essential.

LOCATION: From our office continue along Castle Street and turn right at the library into Wellgate and right again into Lowergate. Proceed straight on to the mini roundabout and keep left, passing Sainsbury's and then at the next roundabout take the second exit into Whalley Road. Turn first right into Greenacre Street and then first left into Woone Lane. Number 29 can be found on the left hand side.

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

ENTRANCE PORCH: Through modern hardwood front door, coved cornicing, original tiled floor and glazed oak door to:

HALLWAY: With coved cornicing, feature plaster arch, original tiled floor and staircase off to first floor.

SITTING ROOM: 3.7m x 3.5m (12'2" x 11'7"); with coved cornicing, recess spotlighting, television point and meter cupboard.

LOUNGE: 4.7m x 3.7m (15'4" x 12'1"); with coved cornicing and recess spotlighting.

KITCHEN: 4.3m x 2.4m (14' x 7'10"); with a newly installed fitted range of green Shaker style wall and base units with complementary wood effect laminate work surface and tiled splashback, one and a half bowl single drainer sink unit with mixer tap, integrated stainless steel electric fan oven with stainless steel 4-ring gas hob and curved glass and stainless steel extractor canopy over, wall-mounted combination central heating boiler, space for fridge, outlooks across the school's playing fields, PVC door to outside and staircase leading down to basement level.

BASEMENT LEVEL:

LOUNGE AREA: 3.3m x 4.4m (10'8" x 14'4"); with feature fireplace with open chimney with feature exposed stone and wooden surround, half-glazed door to rear yard, recess spotlighting and open to:

STORE ROOM: 2.6m x 2.0m (8'8" x 6'8"); with recess spotlighting.





UTILITY ROOM/OFFICE: 4.0m x 2.0m (13'3" x 6'7"); with window and door to rear parking.

FIRST FLOOR:

SPACIOUS LANDING: With window to rear elevation, coved cornicing and loft access.

BEDROOM ONE (front): 4.6m x 3.7m (15'2" x 12'2"); with recess spotlighting.

BEDROOM TWO (rear): 2.9m narrowing to 2.5m x 2.9m (9'8" narrowing to 8'4" x 9'5"); with recess spotlighting and outlooks across the school's playing fields.

BATHROOM: With newly installed 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and panelled bath with chrome mixer tap and thermostatic shower over with fixed shower head and separate hand held shower head, glass shower screen, part-tiled walls, recess spotlighting, extractor and a chrome heated ladder style towel rail.

OUTSIDE: To the rear of the property is an open yard offering private parking for one car.

HEATING: Gas fired hot water central heating system 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.

VIEWING: By appointment with our office.

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29 Woone Lane, Clitheroe, BB7 1BG
CD/ZR/290619

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1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: houses@honeywell.co.uk

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T: 01282 698200 E: barrowford@honeywell.co.uk



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