

17 WOONE LANE
CLITHEROE
BB7 1BG

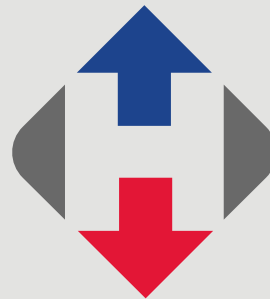
£165,000



- Spacious stonebuilt mid terrace
- Open plan living room & dining area
- Close to town centre amenities
- Gas CH & PVC double glazing
- 3 bedrooms & converted attic room
- Fitted kitchen, large cellar area
- Well presented accommodation
- 116 m2 (1,246 sq ft) approx.

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A deceptively large stonebuilt terrace property situated close to Clitheroe town centre, only a short walk from the many amenities.



The living accommodation is well presented and comprises an entrance porch and hallway, living room open to dining room which in turn is open again into a good-sized fitted kitchen area. On the first floor are three good-sized bedrooms and a 3-piece bathroom with shower mixer tap. The attic space has also been converted. Under the house is a large cellar area, great for storage and also used as a useful utility room.

To the rear of the property is a larger than usual low maintenance flagged yard with flowerbed borders.

LOCATION: From our sales office travel down Parson Lane and proceed over the mini roundabout, crossing the railway bridge into Bawdlands. Turn left into Corporation Street and at the T-junction turn left gain and proceed over the level crossing into Eshton Terrace. At the end of the road turn right into Woone Lane and number 17 is located on the left hand side.

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

ENTRANCE HALLWAY: With composite external door, 2 wall light points.

DINING ROOM: 3.8m x 3.4m (12'6" x 11'3"); 2 wall light points, electric meter cupboard. Open to:

LIVING ROOM: 4.7m x 3.5m (15'3" x 11'6"); television and telephone points, staircase down to cellars. Open to:

FITTED KITCHEN: 4.5m x 2.4m (14'10" x 7'10"); fitted range of base and matching wall storage

cupboards with complementary working surfaces and space for American style fridge freezer, built-in electric oven, 4-ring electric hob with stainless steel extractor hood over, one and a half bowl sink unit, tiled floor, majority tiled walls, external composite double glazed stable door to the rear of the property.

CELLAR ROOM ONE: 4.3m max, 2.5m min x 2.8m (14'3" max, 8'1" min x 9'1"); with staircase to the ground floor. Electric power points in each cellar room.

CELLAR ROOM TWO: 3.4m x 2.0m (11' x 6'6"); plumbed and drained for automatic washing machine.

CELLAR ROOM THREE: 4.4m x 2.4m (14'6" x 8'); with sliding patio doors to the rear garden. Wall-mounted combination Worcester central heating boiler.

FIRST FLOOR:

LANDING: With staircase to the second floor, built-in storage cupboard.





BEDROOM ONE: 3.9m x 3.7m (12'8" x 12'2"); with fitted wardrobes to one wall.

BEDROOM TWO: 4.7m x 2.5m (15'6" x 8'1").

BEDROOM THREE: 2.8m x 2.7m (9'4" x 8'10").

BATHROOM: With 3-piece suite comprising a corner bath with shower mixer tap, low suite w.c. and pedestal hand washbasin, part-tiled walls.

SECOND FLOOR:

ATTIC ROOM: 3.8m x 3.2m (12'4" x 10'4") *some limited head height*; double glazed Velux window, under eaves storage space.

OUTSIDE: To the rear of the property is a good-sized low maintenance, majority flagged enclosed rear yard with flower beds and shrub borders.

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 B.

EPC: The energy efficiency rating for this property is E.

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.





17 Woone Lane, Clitheroe, BB7 1BG
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