

BEECHMOUNT  
GEORGE STREET  
CLITHEROE  
BB7 1BU

£324,950

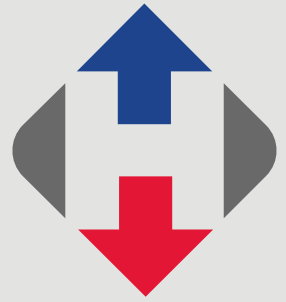


- Spacious modern detached house
- Driveway & integral garage
- Easy maintenance garden & hot tub
- Convenient location
- 4 bedrooms, 2 en-suites
- Lounge & modern dining kitchen
- Large hall with return staircase
- 151 m2 (1,628 sq ft) approx.

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A well presented modern contemporary house which offers spacious and flexible accommodation with bedrooms both on the ground floor and first floor. The property is conveniently situated off Woone Lane, just ten minutes' flat walk from Clitheroe centre and Holmes Mill and the new Primrose Nature Reserve is only at the end of the street.

The house offers great accommodation with a large hallway and study area and a return staircase with arch window on the half landing. At the front is a double en-suite bedroom and at the rear is a lounge and dining kitchen, both with French doors opening onto the garden. There is also a cloakroom and a utility with access to the garage. On the first floor are three bedrooms with en-suite to the master, 4-piece bathroom and study or box-room. Externally there is a driveway with parking for two cars, an easy maintenance garden with large patio, artificial lawn and hot tub. Viewing is essential.



**LOCATION:** From our sales office continue along Castle Street, turn right at the library clock into Wellgate and right again into Lowergate. Proceed straight on keeping left at the mini roundabout, passing Sainsbury's on the left. At the next roundabout take the second exit into Whalley Road and turn first right into Greenacre Street, then first left into Woone Lane. After approx ¼ mile turn right into George Street and the house can be found on the left after the row of terraces.

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

**ENTRANCE HALLWAY:** Through half-glazed PVC front door, alarm control panel, spacious L-shaped hallway with study area, feature return staircase to first floor with arch window on the half landing, laminate flooring.

**CLOAKROOM:** With 2-piece white Roca suite comprising low suite w.c. with push button flush and pedestal washbasin with chrome mixer tap and tiled splashback, extractor fan, Karndean flooring.

**LOUNGE:** 5.2m x 4.0m (17'1" x 13'3"); television point, feature fireplace with 'Living Flame' gas fire,

stone hearth and surround, glazed PVC French doors opening onto the rear garden.

**DINING KITCHEN:** 4.1m x 4.2m (13'7" x 13'11"); modern fitted range of cream gloss 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, stainless steel electric fan oven, stainless steel 5-ring gas hob with stainless steel and curved glass extractor over, integrated Neff dishwasher, integrated fridge and freezer, recessed spotlighting, space for dining table and chairs, Karndean flooring, glazed PVC French doors opening onto the rear garden

**UTILITY ROOM:** 2.6m x 1.6m (8'7" x 5'4"); cream gloss units with wood effect laminate work surface, stainless steel single drainer sink unit, plumbing for washing machine, space for tumble drier, PVC door to side access, Karndean flooring, door to integral garage.







**BEDROOM TWO:** 4.1m x 3.2m(13'5" x 10'6"); with television point.

**EN-SUITE SHOWER ROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and fitted shower enclosure with Mira thermostatic shower, part-tiled walls, Karndean flooring, recessed spotlighting and extractor.

**FIRST FLOOR:**

**SPACIOUS LANDING:** Velux window, loft access.

**BEDROOM ONE:** 3.5m x 3.7m(11'7" x 12'1"); with window to rear elevation, Velux window and access to eaves storage.

**EN-SUITE SHOWER ROOM:** 3-piece suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and corner shower enclosure with fitted Mira thermostatic shower, part-tiled walls, Velux window, Karndean flooring, chrome heated ladder style towel rail.

**BEDROOM THREE:** 5.3m x 2.6m(17'6" x 8'6"); window to rear elevation, Velux window, access to eaves storage.

**BEDROOM FOUR:** 4.0m x 3.4m (13'2" x 11'3"); window to side elevation, Velux window, outlooks towards Kemple End.

**BATHROOM:** 4-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, panelled bath with chrome mixer tap and corner shower enclosure with Mira electric shower, part-tiled walls, chrome heated ladder style towel rail, recessed spotlighting, extractor fan, Karndean flooring, Velux window.

**BOX-ROOM/STUDY:** 3.8m x 2.1m (12'7" x 7'); limited headroom in certain parts, window to front elevation.

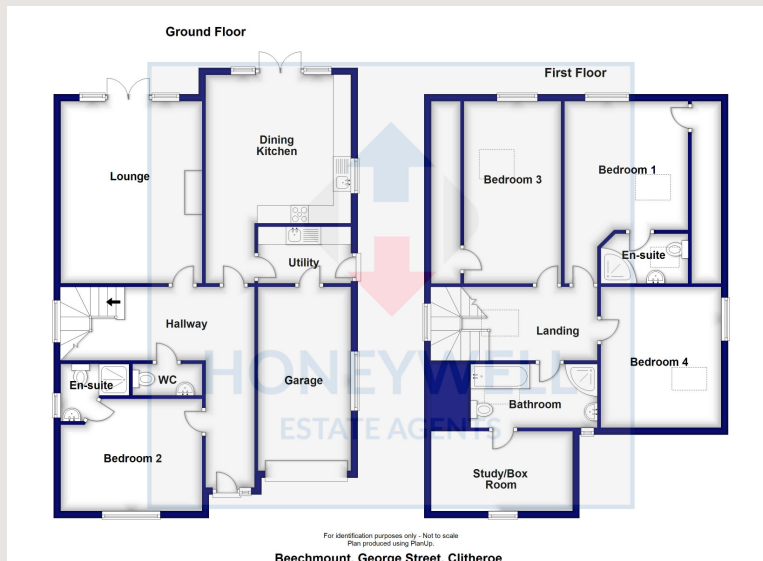
**GARAGE:** 5.3m x 3.1m (17'3" x 10'1"); sectional up-and-over door, power and light and window to side elevation, wall-mounted Worcester combination central heating boiler.

**OUTSIDE:** Front drive with parking for 2 cars, boundary wall. Access along the side of the house leading to an easy maintenance enclosed rear garden with large paved patio area and artificial lawn, concrete post and timber panel fencing, hot tub, outside lighting.

**HEATING:** Gas central heating complemented by sealed unit double glazing in PVC frames.

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

**COUNCIL TAX BAND E. EPC RATING B.**



Beechmount, George Street, Clitheroe

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