

14-16 HIGHFIELD ROAD
CLITHEROE
BB7 1NE

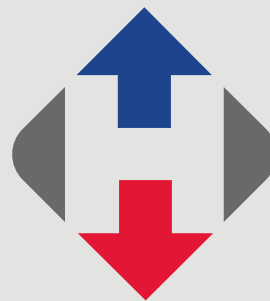
£249,950



- Double-fronted stonebuilt cottage
- 3 bedrooms, master en-suite
- Living room with multi-fuel burner
- Renovated to high standard
- Living kitchen; south facing garden
- Spacious converted accommodation
- Gas CH & UPVC double glazing
- 131 m2 (1,407 sq ft) approx.

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Situated in a convenient location close to Clitheroe town centre, this immaculate cottage was originally two properties which have been combined to form a spacious family home.



There are three large bedrooms, including a master with fully tiled ensuite shower room, four-piece family bathroom, large living room with multi-fuel burner, character filled snug/office with a feature exposed brick arched ceiling and an excellent size living kitchen with doorway onto a south facing rear garden.

LOCATION: From our sales office drive down Castle Street and turn right onto Wellgate and right again onto Lowergate. Follow the road around past the primary school on the left hand side and then turn left onto Highfield Road. Follow the road across the next junction (still on Highfield Road) and 14-16 is on the right hand side.

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

ENTRANCE HALLWAY: With UPVC external door, staircase to the first floor landing.

DINING KITCHEN: 6.6m x 4.3m (21'4" x 14'0"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in Bosch electric oven and built-in combination microwave, 4-ring electric hob with a stainless extractor hood over, built-in dishwasher and washing machine, single drainer stainless steel sink unit, television point, laminate

wood effect flooring, understairs storage cupboard, low voltage lighting, UPVC external door to the rear of the property.

LIVING ROOM: 6.6m x 4.3m (21'4" x 14'0"); with a multi-fuel burner set in a feature surround, television point.

SNUG/OFFICE: 3.1m x 2.6m (10'3" x 8'8"); with a feature arched exposed brick ceiling, tiled flooring, UPVC French doors onto the rear garden.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.3m x 4.1m (14'1" x 13'7"); with original cosmetic fireplace in a cut stone surround.





EN-SUITE SHOWER ROOM: with a white 3-piece suite comprising a low level w.c., pedestal hand washbasin and a corner shower enclosure with plumbed shower, heated stainless steel towel rail, low voltage lighting, extractor fan and fully tiled walls.

BEDROOM TWO: 4.1m x 3.3m (13'4" x 10'10"); with original cosmetic fireplace set in a cut stone surround, built-in overhead storage and built-in storage cupboard.

BEDROOM THREE: 4.3m x 2.2m (14'0" x 7'4").

FAMILY BATHROOM: With 4-piece white suite comprising low level w.c., pedestal hand washbasin, corner shower enclosure with overhead rain shower and mixer taps and corner bath, fully tiled walls, heated stainless steel towel rail, low voltage lighting and extractor fan.

OUTSIDE: To the rear is a south facing, majority Indian stone flagged garden area with a storage shed and access to the rear.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

COUNCIL TAX BAND C.

TENURE: Freehold.

VIEWING: By appointment with our office.

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14-16 Highfield Road, Clitheroe, BB7 1NE
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