

18 ALLEYS GREEN
CLITHEROE
BB7 2AE

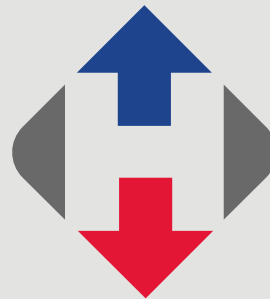
£152,000



- Modern end mews house
- Kitchen with appliances
- Parking & garden
- Cul-de-sac location
- 2 bedrooms
- Walking distance of town centre
- Modern 3-piece bathroom
- 55 m2 (592 sq ft) approx.

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A bright, modern end mews house situated on this cul-de-sac off Pimlico Road which is within easy reach of Clitheroe town centre, railway station and interchange. This attractive home comprises a lounge with fireplace, dining room with French doors, open to a modern kitchen with a range of built-in appliances. On the first floor there are two bedrooms with fitted wardrobes to the master and a 3-piece bathroom with shower over the bath.



Externally there is parking for one car with additional visitor parking and an enclosed rear garden with storage shed. Viewing is essential.

LOCATION: From our office continue along Castle Street and carry straight on at the library into York Street. At the roundabout turn left, then right at the next roundabout into Pimlico Road. Proceed for approximately 200 yards and turn left into Alleys Green.

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

ENTRANCE HALL: Through PVC front door, staircase off to the first floor, coved cornicing and laminate flooring, glazed door to lounge.

LOUNGE: 4.1m x 3.1m (13'5" x 10'2"); with coved cornicing, television point, feature fireplace housing electric fire with attractive hearth and surround, glazed door to dining room, understairs storage cupboard, BT telephone point.

DINING ROOM: 2.5m x 2.1m (8'3" x 7'); with coved cornicing, laminate flooring and PVC glazed French doors to the rear garden. Open to kitchen:

KITCHEN: 2.5m x 1.9m (8'4" x 6'1"); with fitted cream wall and base units with complementary laminate working surfaces and tiled splashback, integrated electric fan oven, 4-ring ceramic hob with extractor over, integrated appliances including fridge, freezer and washing machine. Wall-mounted Worcester combination central heating boiler concealed inside kitchen cupboard, laminate flooring.

FIRST FLOOR:

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

BEDROOM ONE: 3.6m x 3.1m opening to 4.0m (11'8" x 10'1" opening to 13'); a fitted range of wardrobes with cupboards over the bed and matching dressing table and drawers, television point and overstairs storage cupboard.

BEDROOM TWO: 3.1m x 2m (10'2" x 6'5").





BATHROOM: With a modern 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 taps and Mira mixer shower over, folding glass shower screen, fully tiled walls, tiled floor, extractor fan and chrome heated ladder style towel rail.

OUTSIDE: One allocated parking space plus additional visitor parking, forecourt garden area which is gravelled for easy maintenance.

To the rear there is an enclosed lawned garden with paved patio, timber boundary fence and timber storage shed.

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.

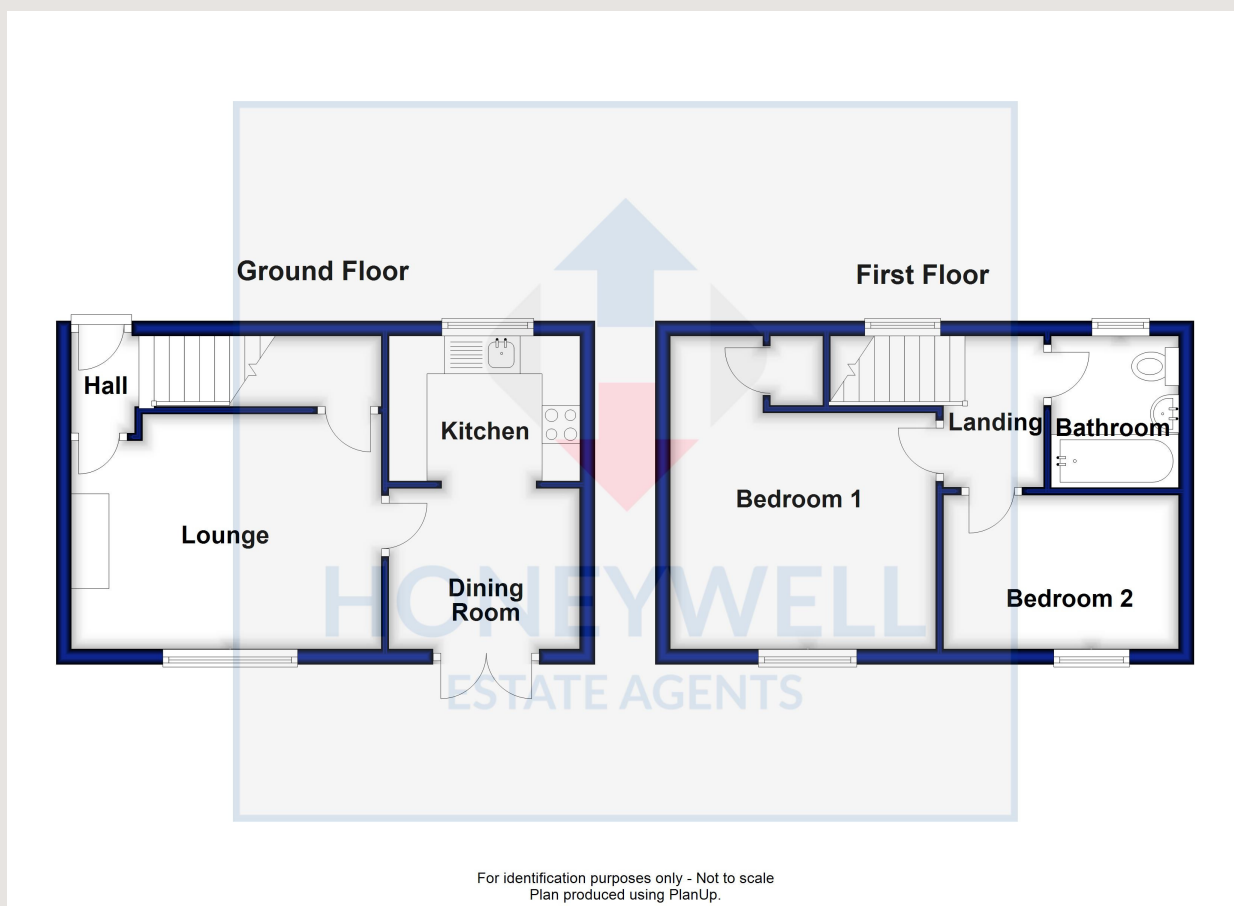
TENURE: We have been informed by the owner that the property is freehold.

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

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.





18 Alleys Green, Clitheroe, BB7 2AE
CD/SMR/151119

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