

5 SADDLERS MEWS
CLITHEROE
BB7 1AF

£235,000

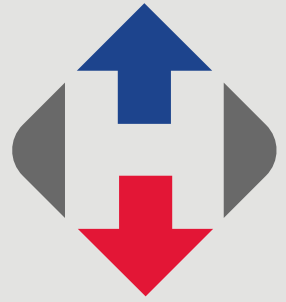


- 3-storey stonebuilt detached house
- 3 bedrooms, 3-piece bathroom
- First floor lounge with views
- Newly decorated & carpeted
- Views towards Pendle Hill
- Superb town centre location
- Large dining kitchen
- 110 m2 (1,190 sq ft) approx.

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A spacious stonebuilt three-storey detached house offering wonderful town centre living and on the doorstep for all the shops, bars and restaurants but with pleasant views across the pretty courtyard towards Pendle Hill.

This house was designed by Duncan Isherwood at Sunderland Peacock Architects and was originally constructed to be energy efficient, the external walls are 34cm thick due to the insulated blockwork to help minimise heat loss. All the lighting (except the dressing room) has been recently upgraded to LED to further minimise the energy bills. Viewing is recommended.



LOCATION: From our sales office on Castle Street proceed north towards the town centre and turn right into the first walkway (Ginnel) adjacent to the House of Cards retail unit. If the gate at the head of the walkway is locked there is an alternative access available by walking down Moor Lane from Honeywell's office and turning first left directly after passing the hairdressers Abu Gipsy & Fig and before the Methodist Church. Follow the route to the right down some steps into the courtyard. Finally the courtyard can also be accessed from from the steps off Lowergate car park, this is also gated and may be locked at certain times.

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

ENTRANCE: With hardwood front door leading to half landing. Steps down to lower ground floor and open plan dining kitchen.

OPEN PLAN DINING KITCHEN: 8.2m x 4.3m narrowing to 2.2m (26'7" x 14'1" narrowing to

7'3"); **Kitchen area** with fitted grey wood effect wall and base units with complementary laminate working surface, stainless steel sink unit with mixer tap, gas cooker point, extractor fan, hardwood flooring and understairs storage cupboard.

Dining area with slate tiled floor, feature glazed door and picture windows overlooking the attractive courtyard, recessed LED spotlighting.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and pedestal wash handbasin with chrome mixer tap and tiled splashback, tiled floor.

Return staircase to first floor.





FIRST FLOOR:

OPEN LOUNGE: 4.6m x 3.0m opening to 4.1m (14'11" x 9'10" opening to 13'6"); attractive first floor lounge with excellent outlooks across the courtyard towards Pendle Hill, BT telephone point, television point, recessed LED spotlighting.

STUDY/BEDROOM THREE: 2.6m x 2.3m (8'8" x 7'5"); with recessed spotlighting and door to DRESSING ROOM 2.3m x 2.3m (7'5" x 7'5") with wall-mounted central heating boiler.

SECOND FLOOR:

LANDING: With window to side elevation, storage cupboard on the half landing and on the main landing.

BEDROOM ONE: 4.5m x 2.9m narrowing to 2.1m (14'10" x 9'5" narrowing to 6'10"); with 2 windows to front elevation offering excellent outlooks towards Pendle Hill, recessed LED spotlighting, pitched ceiling with exposed beam.

BEDROOM TWO: 3.9m x 2.3m (12'8" x 7'5"); with pitched ceiling with exposed beam, recessed spotlighting.

BATHROOM: With 3-piece white suite comprising low suite w.c., wall-hung wash

handbasin with mixer tap and panelled bath with mixer tap and Mira shower over, chrome heated ladder style towel rail, fully tiled walls. Remote control operated LED strip multicolour mood lighting and a heated mirror which comes on automatically with the relevant light switch.

OUTSIDE: Patio area situated to the front of the building accessed by the glazed door from the dining area.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing.

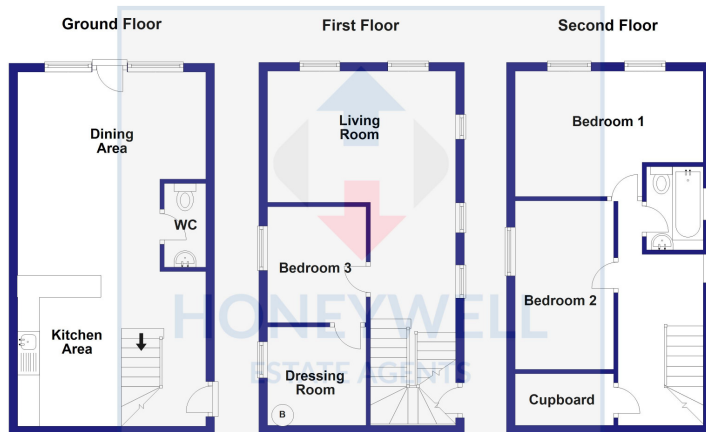
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

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.



Total area: approx. 104.5 sq. metres (1124.9 sq. feet)

For identification purposes only - Not to scale
Plan produced using PlanUp

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