

34 HIGHFIELD ROAD
CLITHEROE
BB7 1NE

£158,000



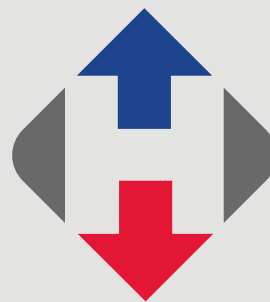
- Stunning stonebuilt terrace cottage
- Fully renovated by current owners
- Convenient for Clitheroe town centre
- Gas CH & uPVC double glazing
- Large lawned rear garden
- 2 bedrooms, modern shower room
- Cosy lounge, kitchen with centre island
- 66 m2 (710 sq ft) approx.

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Situated in a convenient location close to the town centre, this stonebuilt mid terrace cottage has been completely renovated by the current owners to create a stunning modern family home.

The property benefits from an excellent sized, majority lawned garden to the rear facing in a southerly direction.

The internal accommodation comprises an entrance porch, cosy lounge, excellent dining kitchen with centre island, useful utility, two first floor bedrooms and a modern three-piece shower room with power shower.



LOCATION: From our sales office proceed down Castle Street and turn right into Wellgate. Follow the road down to the end and at the T-junction turn right. Proceed straight over the mini roundabout and take the fourth left turning into Highfield Road. Number 34 is situated on the right hand side.

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

ENTRANCE PORCH: With composite external door, internal door to lounge.

LOUNGE: 4.1m x 3.1m (13'6" x 10'2"); with cosmetic fireplace, laminate wood effect flooring, television point.

DINING KITCHEN: 4.0m x 4.0m (13'1" x 13'1"); range of modern fitted base and matching wall storage cupboards and display cabinets with a centre island and complementary working surfaces, 4-ring hob with stainless steel extractor over, built-in electric oven, combination central heating boiler, laminate wood effect flooring, space for fridge freezer, staircase to the first floor landing.

UTILITY ROOM: 2.5m x 1.5m (8'4" x 5'); plumbed and drained for automatic washing machine, space for tumble drier, tiled flooring, 2 double glazed Velux windows, uPVC external door to the rear of the property and under floor heating.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 3.2m (13'3" x 10'5").

BEDROOM TWO: 4.1m x 1.6m (13'4" x 5'3").

SHOWER ROOM: With modern 3-piece white suite comprising low suite w.c., pedestal hand washbasin and corner shower enclosure with plumbed shower and separate mixer tap, built-in storage cupboards and drawers, fully cushioned floor and walls, heated stainless steel towel rail.





OUTSIDE: To the rear of the property is a large, majority lawned garden area with Indian stone flagged patio areas and steps, timber storage shed and greenhouse.

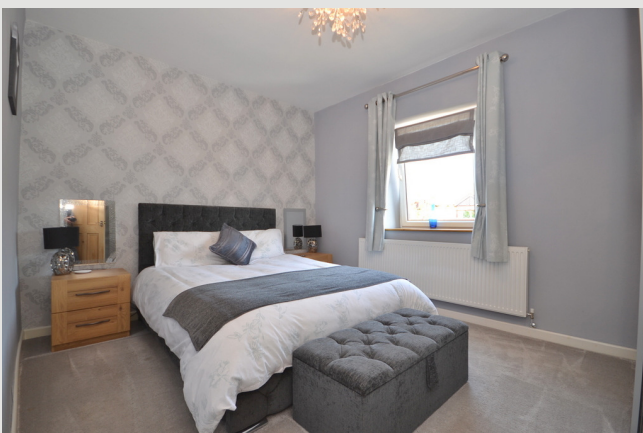
HEATING: Gas fired hot water central heating system complemented by double glazed windows in uPVC frames.

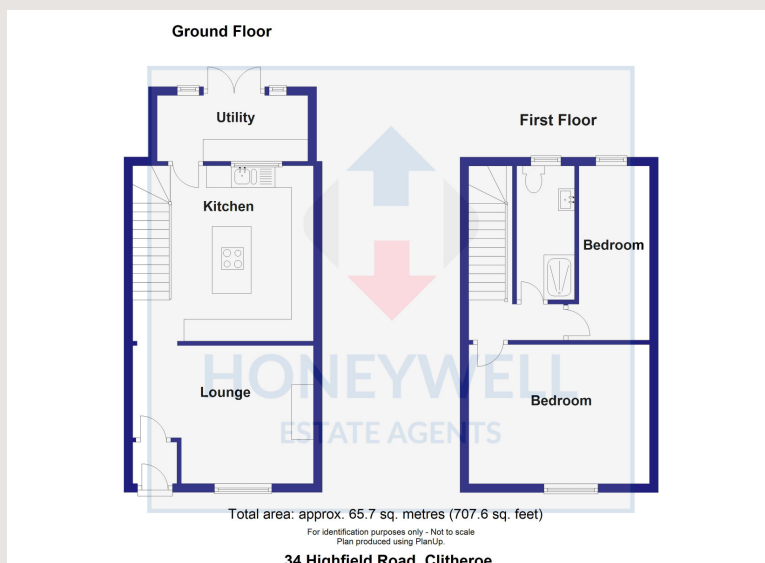
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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.





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