

2 BRIGHT STREET
CLITHEROE
BB7 1NW

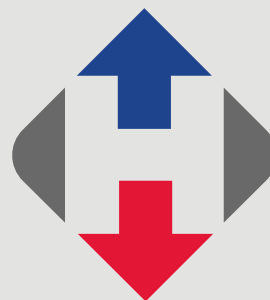
£162,500



- Modern mews style house
- 3 bedrooms
- Walking distance to town centre
- Parking for 2 cars
- Lounge & dining kitchen
- Front & rear gardens
- Cloakroom & 3-pce bathroom
- 74 m² (802 sq ft) approx.

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A modern three bedroom end-mews house situated in this extremely convenient location which is only a few minutes walk from Clitheroe town centre and is only two minutes from Brookside Primary School.



This attractive house offers well-planned accommodation with porch, spacious lounge, cloakroom and dining kitchen with patio doors opening onto the rear garden. The first floor has three bedrooms and a three-piece white bathroom suite.

Benefits include gas central heating, PVC double glazing, plenty of ground floor storage, front and rear gardens and private parking for two cars. Viewing is essential.

LOCATION: From our sales office continue along Castle Street and turn right into Wellgate and then continue straight on to the 'Stop' sign. Turn left and then first right into Holden Street, at the end turn left into Taylor Street and first right into Bright Street.

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

ENTRANCE PORCHWAY: Through half-glazed front door, laminate flooring, coved cornicing and meter cupboard.

LOUNGE: 4.3m x 4.0m (14'1" x 13'2"); with coved cornicing, wall-light points, television point, electric fire sat on marble hearth (working flue there too install gas fire) and spindle staircase off to first floor.

INNER HALLWAY: With double cloak storage cupboard.

CLOAKROOM: With 2-piece suite comprising low suite w.c. and corner wash handbasin and within the cloakroom is an understairs storage

cupboard.

DINING KITCHEN: 4.0m x 3.1m (13'2" x 10'); fitted range of pine effect wall and base units with complementary laminate work surface and tiled splashback, integrated electric fan oven, 4-ring gas hob with extractor over, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for dining table and chairs, attractive hardwood flooring and sliding patio door opening onto rear garden.

FIRST FLOOR:

LANDING: With loft access and overstairs storage cupboard.

BEDROOM ONE: 4.0m x 3.2m narrowing to 2.8m (13'2" x 10'6" narrowing to 9'2"); with two windows to the front elevation.





BEDROOM TWO: 3.7m x 2.1m (12'3" x 6'10").

BEDROOM THREE: 2.4m x 1.8m (7'9" x 5'11").

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome tap, panelled bath with chrome shower tap fitment, part-tiled walls and extractor.

OUTSIDE: The property is a lawned front garden with paved pathways to the front door, to the rear is an enclosed garden which has been designed with easy maintenance in mind with gravelled areas, paved patio, timber storage shed, boundary fencing and gated access to the rear leading to two allocated private parking spaces.

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.

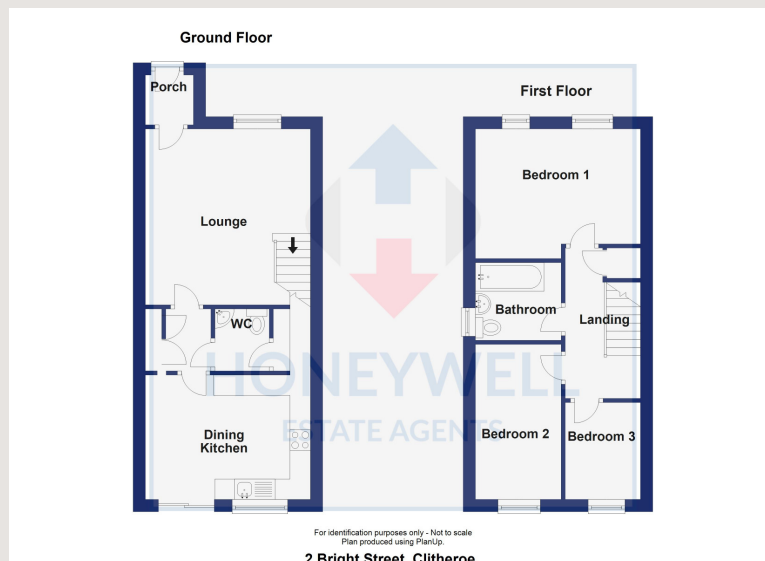
EPC: The energy efficiency rating for this property is C.

COUNCIL TAX BAND 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.





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CD/ZR/130820*

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