

40 BROWNLOW STREET
CLITHEROE
BB7 1HQ

£225,000



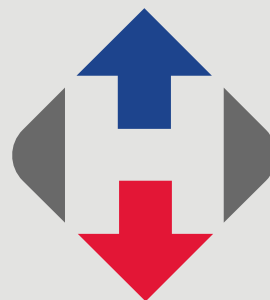
- Mature semi-detached house
- Through lounge & conservatory
- 2 detached single garages
- Convenient for the town centre
- 3 bedrooms & shower room
- Dining kitchen & utility room
- Front & rear gardens
- 121 m2 (1,300 sq ft) approx.

honeywell.co.uk

A spacious mature semi-detached house conveniently situated within walking distance of Clitheroe town centre, Holmes Mill and Ribblesdale High School.

The house offers great family-sized accommodation with a spacious hallway, through lounge which is open to a conservatory, dining kitchen, utility and cloakroom. The first floor offers three good bedrooms and a three-piece shower room.

Externally there are front and rear gardens and situated at the other side of next door (no 42) is a section of land which has two detached garages and the potential for further parking. Viewing is recommended.



LOCATION: From our sales office continue along Castle Street and turn right down the hill into Wellgate, then right again into Lowergate. Keep left at the mini roundabout, passing Sainsbury's and take the second exit at the next roundabout into Whalley Road. Turn second left into Brownlow Street and the house can be found as the road levels on the right hand side.

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

ENTRANCE: Through PVC front door.

SPACIOUS HALLWAY: With staircase off to first floor.

THROUGH LOUNGE & DINING AREA: 6.1m into bay x 4.2m (19'11" into bay x 13'10"); feature fireplace with electric fire, stone surround and wooden mantel, television point, coved cornicing, wall light points. Open to:

CONSERVATORY: 3.6m x 2.6m (11'9" x 8'5"); PVC lean-to construction with central heating

radiator and door opening to the rear garden.

DINING KITCHEN: 5.6m max x 3.5m (18'4" max x 11'5"); fitted range of laminate wall and base units with complementary laminate work surface and tiled splashback, single drainer sink unit with mixer tap, Bosch integrated electric fan oven, 4-ring electric hob with extractor over, space for dining table and chairs.

UTILITY ROOM: 3.1m x 2.7m (10'1" x 8'10"); with plumbing for washing machine, single drainer sink unit, space for tumble drier and freezer, storage cupboard housing Worcester combination central heating boiler, tiled floor, door to side access and door to rear garden.

CLOAKROOM: With low suite w.c. and tiled floor.





FIRST FLOOR:

SPACIOUS LANDING: With window to rear.

BEDROOM ONE: 3.7m into bay x 4.2m (12' into bay x 13'10"); with built-in wardrobes.

BEDROOM TWO: 3.5m x 3.4m (11'7" x 11'1"); with window to front and side elevations, 2 built-in wardrobes, television point and coved cornice.

BEDROOM THREE: 3.2m x 2.3m (10'7" x 7'7"); with built-in wardrobes.

SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and fitted shower enclosure with thermostatic shower, part-tiled walls, storage cupboard.

OUTSIDE: Forecourt garden with planting areas and pathway to the front door. Access along the side of the house leading to an enclosed rear garden which is paved for easy maintenance with raised flower beds and planting borders.

Situated at the other side of next door (no 42) is a piece of land which has 2 detached single garages with up-and-over doors and potential for parking for 2 cars.

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.

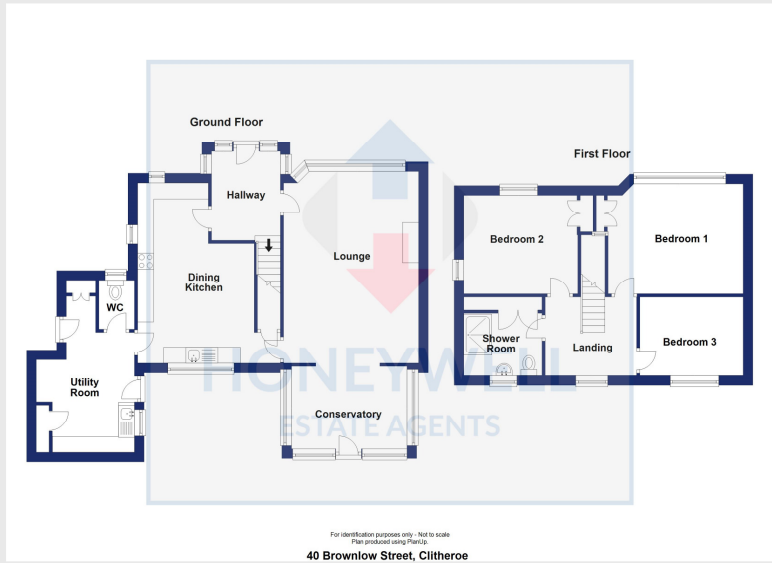
COUNCIL TAX BAND D.

EPC: The energy performance rating is D.

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/SMR/141220

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