

15 PIMLICO ROAD
CLITHEROE
BB7 2AG

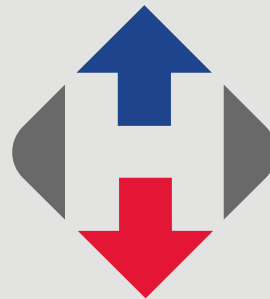
£245,000



- Superb bay-fronted mid terrace
- 3 bedrooms, converted attic room
- Close to town centre; garage
- Gas CH & uPVC double glazing
- Full of character & charm
- Living room, dining room, fitted kitchen
- 3-piece bathroom with shower
- 122 m² (1,315 sq ft) approx.

honeywell.co.uk

Situated a stone's throw from Clitheroe town centre, this spacious and character filled family home provides bright spacious living accommodation with excellent room sizes, high ceilings and many original features.



The property is traditionally laid out with an entrance vestibule and hallway, both with fully tiled floors, a spacious lounge with feature bay window looking out towards Pendle Hill, dining room with a square bay window and multi-fuel burner and a bright fitted kitchen. On the first floor are three bedrooms and a quality fitted 3-piece bathroom with shower. The house is garden fronted with an enclosed rear yard and attached garage with power and lighting.

LOCATION: From our sales office travel down Castle Street and straight on into York Street. At the end of the road turn left into Well Terrace and then next right at the mini roundabout into Pimlico Road. Number 15 is located on the left hand side.

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

ENTRANCE VESTIBULE: Original external door, tiled flooring, coving, glazed internal door to:

ENTRANCE HALLWAY: Tiled flooring, feature ceiling arch, coving.

LOUNGE: 4.1m x 3.9m (13'4" x 12'9"); with feature bay window, 'Living Flame' gas fire in feature surround, tiled hearth, coving, television and telephone points

DINING ROOM: 5.3m max, 4.4m min x 4.4m (17'3" max, 14'5" min x 14'7"); with multi-fuel

burner in a feature brick and wood surround, tiled hearth, coving, television point.

KITCHEN: 5.3m x 2.6m (17'6" x 8'7"); range of modern fitted base and matching wall storage cupboards and display cabinets with solid wood working surfaces, gas range with stainless steel extractor hood over, plumbed and drained for automatic washing machine and dishwasher, one and a half bowl sink unit, laminate wood effect flooring, part-tiled walls, double glazed external door to the rear of the property, understairs storage cupboard.

FIRST FLOOR:

LANDING: With attic access point via drop-down ladder, skylight window, overhead storage cupboards.





BEDROOM ONE: 5.3m x 3.9m (17'3" x 12'9"); with one wall light point.

BEDROOM TWO: 4.4m x 3.3m (14'6" x 10'8"); with fitted wardrobe to one wall.

BEDROOM THREE: 3.7m max, 2.8m min x 2.6m (12'3" max, 9'3" min x 8'7").

BATHROOM: With 3-piece white suite comprising Burlington suite with low suite w.c., pedestal hand washbasin and panelled bath with plumbed shower over, mixer shower and rain shower, Victorian style central heating radiator/towel rail, low voltage lighting, central heating boiler, part-tiled walls.

ATTIC ROOM: 5.1m x 7m (16'9" x 22'11"); access via a drop-down ladder on the first floor landing; with built-in storage cupboard, power point and double glazed Velux window.

OUTSIDE: To the front of the property is a walled garden area. To the rear is an enclosed yard and attached GARAGE 5.9m x 3.3m (19'5" x 10'8") with up-and-over door, power and lighting points, uPVC personal door.

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

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

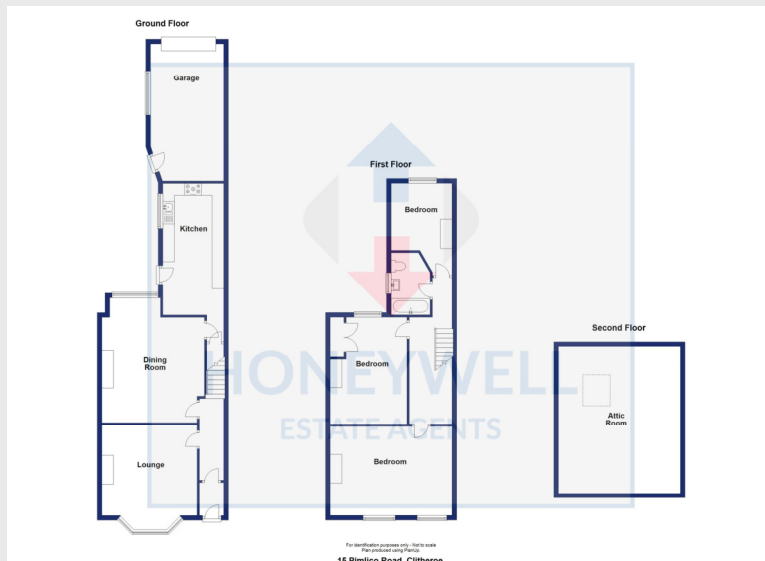
COUNCIL TAX BAND C.

EPC: The energy efficiency rating for this property 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.





15 Pimlico Road, Clitheroe, BB7 2AG
MJ/SMR/120521

Selling your house?

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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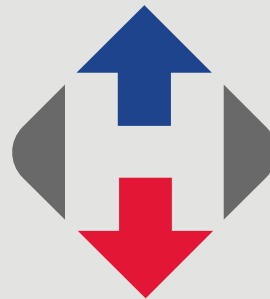
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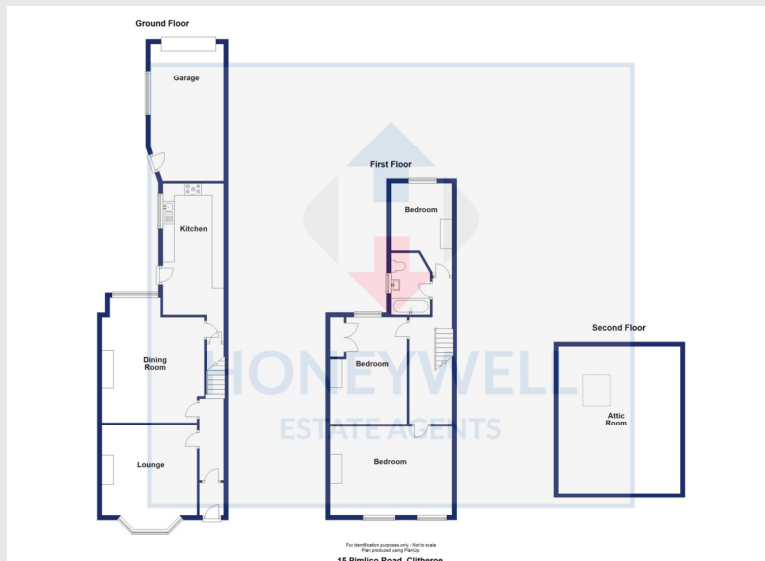
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