

25 PRIMULA CRESCENT
CLITHEROE
BB7 1FG



£205,000

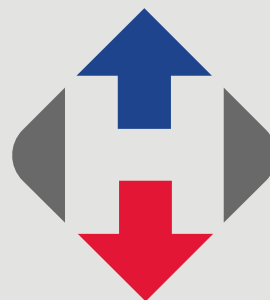
Shared ownership £123,000 for 60%



- Immaculate modern mid quasi
- Large south facing lawned rear garden
- Much sought-after development
- Gas CH & uPVC double glazing
- Bright & spacious living accommodation
- 2 off-road parking spaces
- 2 large double bedrooms
- 73 m² (792 sq ft) approx.

honeywell.co.uk

Situated on the highly sought-after Jones Homes development off Littlemoor Road, this modern house provides larger than usual living accommodation with two spacious double bedrooms, an open plan living and dining room, quality three piece bathroom with shower and a modern fitted kitchen.



The property is situated at the end of a small cul-de-sac and benefits from being a short walk from the town centre and Holmes Mill. There are two allocated parking spaces, additional visitor parking and a large, lawned south-facing rear garden which is not overlooked.

LOCATION: From our sales office travel down Castle Street and turn right into Wellgate. Follow the road straight down to the T-junction. Turn right and then left at the mini roundabout. Follow the road up the hill and turn right into Hayhurst Street. Continue along into Littlemoor Road, passing Ribblesdale cricket ground on the right and the rugby club before turning next right into Primula Crescent. Follow the road straight on and then around to the left hand side. Number 25 is almost straight ahead.

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

ENTRANCE PORCH: With composite external door.

CLOAKROOM: With 2-piece white suite comprising pedestal wash handbasin and low suite w.c., part-tiled walls.

OPEN PLAN LIVING/DINING ROOM:

7.9m max, 4.0m min x 4.4m max, 3.1m min (25'8" max, 13' min x 14'5" max, 10'2" min); television and telephone points, staircase to the first floor landing, understairs storage cupboard with power points, uPVC patio doors to the rear garden.

FITTED KITCHEN:

2.1m x 2.4m (7' x 7'11"); with range of modern fitted base and matching wall storage cupboards with complementary working surfaces, appliances including Bosch built-in electric oven, Bosch 4-ring gas hob with Bosch stainless steel extractor hood over, space for fridge freezer and Vaillant combination central heating boiler, plumbed and drained for automatic washing machine, single drainer stainless steel sink unit.





FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.4m x 2.8m (14'6" x 9'3").

BEDROOM TWO: 3.6m x 3.4m (11'9" x 11'1"); with built-in storage cupboard.

BATHROOM: With 3-piece white suite comprising low suite w.c., vanity wash handbasin and panelled bath with electric shower over and vanity screen, part-tiled walls, extractor fan.

OUTSIDE: To the front of the property are 2 private allocated parking spaces and additional visitor parking is also available.

To the rear of the property is a good-sized south facing majority lawned garden with paved patio area. The garden has a private aspect to the rear.

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.

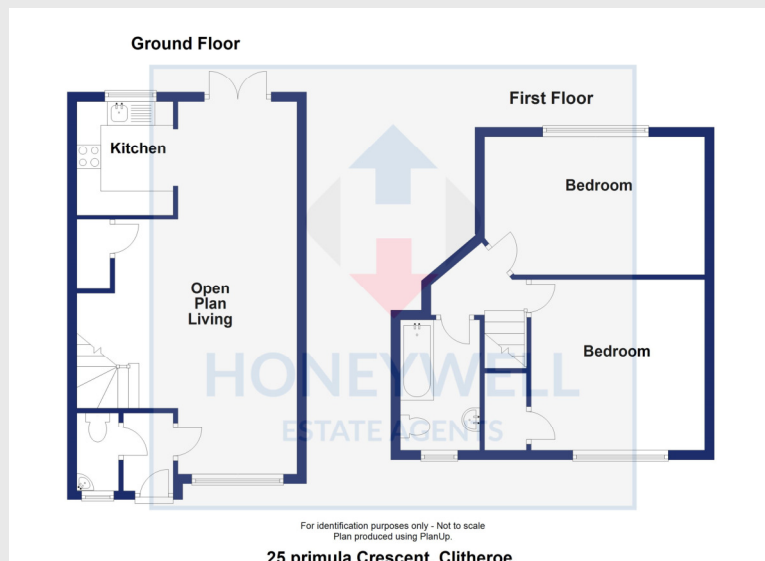
SHARED OWNERSHIP: Please note this property is being sold on a shared ownership basis. All interested parties will need to be approved by help To Buy North West along with the Ribble Valley Borough Council. Please ask for more details.

COUNCIL TAX BAND B.

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.





25 primula Crescent, Clitheroe

25 Primula Crescent, Clitheroe, BB7 1FG
MJ/SMR/070521

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.