

20 HIGHFIELD ROAD  
CLITHEROE  
BB7 1NE

£145,000



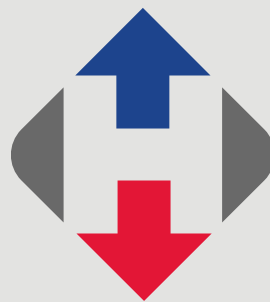
- Stonebuilt terraced cottage
- Long rear garden
- Dining room open to kitchen
- Convenient for the town centre
- 3 bedrooms
- Lounge with fireplace
- 3-piece bathroom with shower
- 68 m<sup>2</sup> (736 sq ft) approx.

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**A stonebuilt mid terrace cottage situated within easy walking distance of the town centre and offering a lovely long garden to the rear.**

**The accommodation comprises a lounge with feature fireplace, dining room which is open to the kitchen and a 3-piece bathroom with shower over the bath. On the first floor there are three bedrooms and there are fitted wardrobes in the master bedroom. Situated to the rear is a long garden with two lawns, seating area, well-stocked borders and storage shed.**

**Highfield Road is located close to Sainsbury's, Holmes Mill and Ribblesdale High School. Viewing is recommended.**



**LOCATION:** From our sales office continue along Castle Street and turn right at Natwest Bank into Wellgate, then right again into Lowergate. Turn second left into Highfield Road, proceed to the bottom of the hill and continue straight on at the cross-roads. The house can be found on the right hand side.

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

**ENTRANCE VESTIBULE:** Through PVC front door with stained glass panel, bevelled edged glazed door leading to lounge.

**LOUNGE:** 4.3m x 4.0m (14' x 13'3"); with coved corning, television point, feature 'Living Flame' gas fire with marble hearth and inset, mahogany surround, attractive shutters to the front window, meter cupboard and staircase off to the first floor.

**DINING ROOM:** 2.3m max x 4.3m (7'6" max x 14'1"); with feature stone fireplace, built-in storage cupboards and understairs storage cupboard. Open to:

**KITCHEN:** 3.0m x 2.1m (9'10" x 6'9"); with fitted range of pine wall and base units with complementary laminate work surface and tiled splashback, one bowl single drainer sink unit, integrated electric fan oven, 4-ring electric hob with extractor over, plumbing for washing machine, space for tumble drier, recessed spotlighting and half-glazed PVC door to the rear garden.

**BATHROOM:** With 3-piece suite comprising low level w.c., pedestal wash handbasin with chrome taps and panelled bath with chrome mixer tap and Mira Advance electric shower over with glass shower screen, part-tiled walls, recessed spotlighting.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.0m opening to 4.1m x 2.5m (9'11" opening to 13'4" x 8'4"); window to front elevation with feature shutter, built in wardrobes with storage cupboards over the







BEDROOM TWO: 4.0m x 1.7m (13'1" x 5'7"); with window with fitted shutter.

BEDROOM THREE: 4.3m x 1.6 opening to 2.3m (14'1" x 5'1" opening to 7'6"), loft access and overstairs storage cupboard.

OUTSIDE: To the rear is a long garden with pathway and lawn, well-stocked planting borders. Second lawn with planting borders, timber boundary fence. Cold water tap. PVC storage shed.

HEATING: Gas fire complemented by sealed unit double glazing in PVC frames.

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

**COUNCIL TAX BAND A.**

**EPC: The energy efficiency rating for this property is F.**

**VIEWING:** By appointment with our office.

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**Ground Floor**



**First Floor**



For identification purposes only - Not to scale  
Plan produced using PlanUp.

**20 Highfield Road, Clitheroe**

*20 Highfield Road, Clitheroe, BB7 1NE  
MJ/SMR/050521*

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