

8 CHAPEL CLOSE
LOW MOOR
CLITHEROE
BB7 2QT

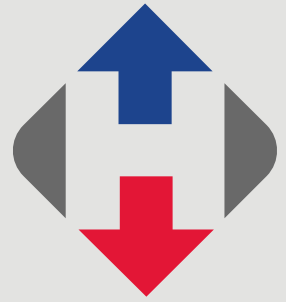
£299,950



- Modern detached house
- 3 bedrooms - 1 with en-suite
- Through lounge with French doors
- Kitchen open to dining room
- Large south facing garden
- Driveway & attached garage
- Close to open countryside
- 83m² (896 sq ft) approx.

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A modern detached home situated in the popular Low Moor area and only a minute's walk from open countryside. This attractive three bedroom property has a spacious hallway, cloakroom, through lounge with French doors opening onto the garden and a kitchen with built-in appliances which is open to the dining room. Upstairs there are three bedrooms with an en-suite shower room to the master bedroom and a 3-piece house bathroom.



The property is situated on a generous corner plot with a driveway and attached garage, rear garden with patio and a large south-facing side garden with lawn and boundary wall. Viewing is essential.

LOCATION: Travelling to Low Moor on Edisford Road turn right after the Spar before St Paul's Church into St Paul's Street. Turn second right into Queen Street and left at the end into Union Street. At the end of Union Street turn right into Chapel Close and the house can be found at the far end on the right-hand side.

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

ENTRANCE: Half-glazed front door to:

HALLWAY: With return staircase to first floor, tiled floor and alarm control panel.

CLOAKROOM: 2-piece white suite comprising low-suite w.c. with push button flush and wall-hung hand washbasin with chrome mixer tap and tiled splashback, tiled floor.

LOUNGE: 15.2m x 3.2m (17'0" x 10'5"); with window to front elevation and glazed French doors opening onto rear garden, television point, telephone point.

KITCHEN: 2.8m x 2.5m (9'2" x 8'3"); with a range of cream gloss wall and base units with complementary dark laminate work surface and splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated Zanussi stainless steel electric fan oven with stainless steel 4-ring gas hob and extractor canopy over, integrated dishwasher, integrated fridge-freezer, plumbing for a washing machine, tiled floor and recessed LED spotlighting. Open to:

DINING ROOM: 2.5m x 2.3m (8'3" x 7'6"); with LED spotlighting, glazed French doors opening onto rear garden and understairs storage cupboard.

FIRST FLOOR:

LANDING: With window to rear elevation, spindles and balustrade, large walk-in storage cupboard.





BEDROOM ONE: 3.4m x 3.3m (11'2" x 10'8"); with telephone point, television point and built-in wardrobe.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low-suite w.c. with push button flush, pedestal wash handbasin with chrome taps and corner shower enclosure with fitted Aqualisa electric shower, part-tiled walls, tiled floor, LED recessed spot lighting and extractor fan.

BEDROOM TWO: 2.7m x 2.6m (8'9" x 8'6").

BEDROOM THREE: 2.6m x 2.4m (8'6" x 8'0").

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome taps and panelled bath with chrome mixer tap, part-tiled walls, tiled floor, LED recessed spot lighting and extractor.

OUTSIDE: The property has a tarmac driveway providing private parking leading to an attached GARAGE measuring 5.2m x 2.9m (17'0" x 9'8") with up-and-over door, power and light, personal door to the rear and wall-mounted combination central heating boiler.



Small front lawn with paved pathway to front door with wrought iron railings. Enclosed rear garden with lawn and paved patio, paved pathways and timber boundary fence. To the side of the house is a large south-facing garden area mainly laid to lawn with boundary wall.

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.

ADDITIONAL INFORMATION: The property is located on a private road.

TENURE: Freehold.

COUNCIL TAX BAND D.

EPC: Rating B.

VIEWING: By appointment with our office.

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