

79 WOONE LANE
CLITHEROE
BB7 1BJ

£185,000

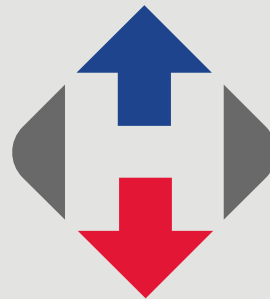


- Large stonebuilt terrace house
- Smart modern extended kitchen
- Large cellar with 4 rooms
- Convenient for the town centre
- 3 bedrooms, 4-piece bathroom
- 2 receptions, GF shower room
- Attractive yard with raised beds
- 107 m2 (1,157 sq ft) approx.+ 518 sq ft cellar

honeywell.co.uk

A deceptively spacious family sized stonebuilt terrace which is three storeys at the rear, situated within easy walking distance of Clitheroe town centre, Holmes Mill, St James Primary School and the new Woone Lane Nature Reserve.

The house has been extended at the rear to provide a stunning modern light kitchen with glazed door opening onto a lovely balcony and situated just next to the kitchen is an extremely useful ground floor shower room. There are two reception rooms, one with a stove and stone fireplace. The first floor offers three bedrooms and a large 4-piece bathroom with walk-in shower. On the basement floor are four useful cellar rooms – one used as a utility area with space for a washing machine and drier; one room is currently used as a workshop and to the rear another room leads directly to the rear yard which has been landscaped with raised flower beds. Situated under the balcony there is external access to another storeroom with power and light. Viewing is essential to appreciate the size of the house.



LOCATION: From our sales office continue along Castle Street, turn right by the library into Wellgate and right again into Lowergate. Continue straight on at the mini roundabout, passing Sainsbury's on the left. At the next roundabout take the second exit into Whalley Road, turn first right into Greenacre Street and then left into Woone Lane. No 79 can be found on the left hand side after approx. 500 yards.

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

ENTRANCE VESTIBULE: Through PVC front door, coved cornicing, feature plasterwork, original tiled floor, original half-glazed leaded light door leading to:

HALLWAY: With coved cornicing, feature arch, staircase off to first floor, varnished wooden floorboards.

LOUNGE: 4.0m x 3.8m (13'2" x 12'7"); with coved cornicing, picture rail, TV point, decorative fireplace with fire surround. Open to:

DINING ROOM: 4.4m x 4.1m (14'4" x 13'6"); feature fireplace with multi-fuel stove set into a stone hearth and surround, varnished original floorboards, storage cupboard, door leading to staircase to cellar. Open to:

KITCHEN: 4.0m x 2.8m (13' x 9'2"); fitted modern range of white grey Shaker style wall and base units with complementary gloss laminate work surface and matching splashback with under unit lighting, one and a half bowl single drainer sink unit with mixer tap, integrated fridge freezer and dishwasher, integrated Bosch double oven, Bosch 4-ring ceramic induction hob with glass splashback and stainless steel extractor canopy over, integrated microwave, full-height larder storage cupboard, recessed spotlighting, Velux windows, attractive aspects, glazed PVC door leading to balcony.

SHOWER ROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, vanity washbasin with chrome mixer tap, storage cupboards under and fitted shower enclosure with electric Mira Jump shower and modern mermaid shower panels.





FIRST FLOOR:

SPACIOUS LANDING: Loft access, spindles and balustrade.

BEDROOM ONE: 4.6m x 3.4m (15'2" x 11'3"); with feature decorative cast iron fireplace.

BEDROOM TWO: 3.5m x 3.7m (11'4" x 12'2").

BEDROOM THREE: 3.4m x 1.7m (11'2" x 5'6").

SPACIOUS BATHROOM: 2.9m x 2.2m (9'7" x 7'3"); 4-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and tiled splashback, panelled bath with central chrome mixer tap and walk-in shower with fixed chrome shower head, thermostatic shower with separate hand-held shower head, curved glass panel, built-in storage cupboard, extractor fan, chrome heated ladder style towel rail, shaver point, part-tiled walls.

LOWER GROUND FLOOR:

LARGE CELLAR ROOM AREA;

CELLAR ROOM ONE 3.9m x 3.9m (12'8" x 12'9") with electric and gas meters, power and light, central heating radiator.

CELLAR ROOM TWO: 4.1m x 4.2m (13'4" x 13'10"); *currently used as utility space*; stainless steel sink unit with storage cupboards under, plumbing for washing machine, space for tumble drier, wall-mounted Baxi combination central heating boiler, understairs storage area, original cast iron range and stove (currently not in use but an excellent feature).

CELLAR ROOM THREE: 3.0m x 2.3m (9'9" x 7'6"); power, light, stone slab shelf, PVC door to yard.

CELLAR ROOM FOUR: 3.1m x 2.5m (10' x 8'1"); .external access through PVC front door electric light and power.

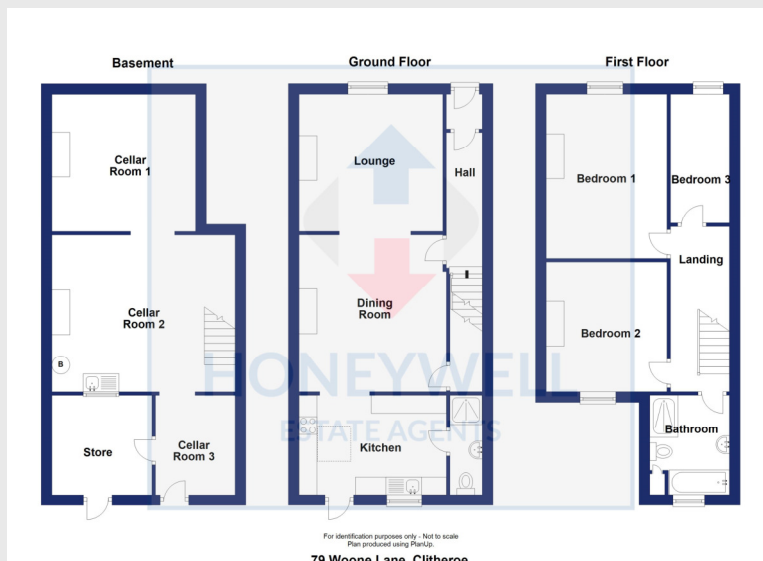
OUTSIDE: To the rear off the kitchen is a balcony with wrought iron railings and attractive open outlooks. Enclosed yard to rear with raised planting borders,. stone boundary wall, gated access.

HEATING: Gas fired hot water central heating complemented by sealed unit DG in. PVC frames.

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

COUNCIL TAX BAND B.





79 Woone Lane, Clitheroe, BB7 1BJ
CD/SMR/120521

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

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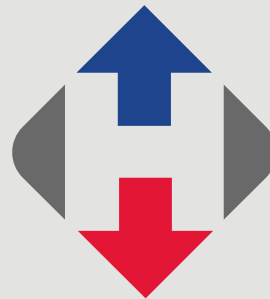


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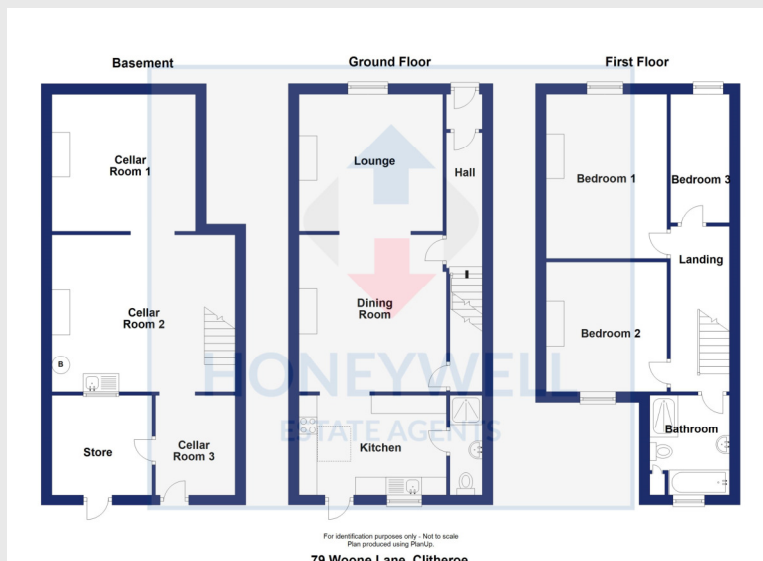
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