

24 LITTLEMOOR ROAD  
CLITHEROE  
BB7 1ES

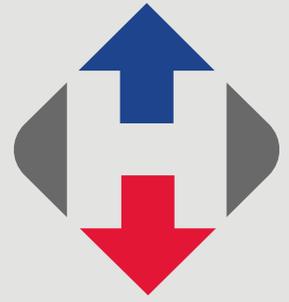
£132,500



- Good-sized stonebuilt mid terrace
- 2 spacious reception rooms
- Spacious kitchen with pantry
- 2 double bedrooms, 3-piece bathroom
- Requires some modernisation
- Close to town centre
- Gas CH & UPVC double glazing
- 86 m2 (923 sq ft) approx.

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A traditional stonebuilt mid terrace property situated in a popular area of Clitheroe with good access to the town's ever growing number of amenities. The property enjoys bright spacious accommodation and although it now requires some updating and modernisation it provides a perfect opportunity for someone to put their own stamp on the property.



Accommodation comprises an entrance hallway, spacious lounge with double doors to the dining room, a good-sized kitchen with separate pantry area and rear hall. On the first floor are two good-sized bedrooms and a large bathroom with a 3-piece suite with a mixer shower. To the rear of the property is a good-sized enclosed rear yard.

**LOCATION:** From Clitheroe town centre proceed straight on from our sales office along Castle Street and turn right by the library clock into Wellgate and then straight on to the stop sign. Turn right and then left at the mini roundabout up the hill passing Lidl on the right. Turn second right into Hayhurst Street and continue straight on until the road turns into Littlemoor Road. The house can be found on the right-hand side.

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

**ENTRANCE HALLWAY:** With a single glazed external door, staircase to the first floor landing, understairs storage cupboard and meter cupboards.

**LOUNGE:** 3.7m x 2.9m (12'0" x 9'7"); with two wall light points, telephone point, meter cupboard and double door through to dining room.

**DINING ROOM:** 4.8m x 4.0m (15'8" x 13'0"); with a wall-mounted gas fire, two wall light points and television point.

**KITCHEN:** 3.7m x 2.5m (12'0" x 8'4"); with a range of fitted base and matching wall storage cupboards with complementary work surface, electric cooker point, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit and built-in fridge-freezer.

**REAR HALL:** With single glazed external door, tiled floor and pantry area.

**FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 3.7m x 3.4m (12'1" x 11'3"); with fitted wardrobes to one wall, built-in storage cupboard and ceiling light/fan.

**BEDROOM TWO:** 4.0m x 2.5m (13'0" x 8'2").

**BATHROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with shower mixer tap and vanity screen, part-tiled walls and built-in storage cupboard.





**OUTSIDE:** To the rear of the property is a good-sized enclosed rear yard with gates to the rear.

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

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

**COUNCIL TAX BAND B.**

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

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

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24 Littlemoor Road, Clitheroe, BB7 1ES  
MJ/CJ/251022

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

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T: 01282 698200 E: barrowford@honeywell.co.uk

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