

33 BAWDLANDS  
CLITHEROE  
BB7 2LA

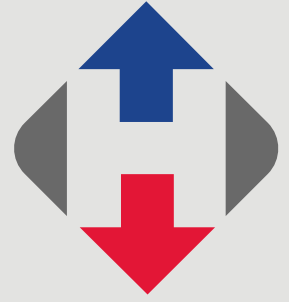
£159,950



- A charming stone terrace cottage
- Short distance to the town centre
- Surprisingly spacious accommodation
- 2 double bedrooms, large bathroom
- 2 great reception rooms
- Recently fitted cottage kitchen
- Gas CH & UPVC double glazing
- 87 m2 (941 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Situated close to the town centre with easy access to the ever growing number of amenities, but also a short walk from Edisford Bridge, the river and nearby countryside. This spacious cottage has been recently upgraded by the current owners with a newly fitted kitchen with built-in appliances, solid wood work surfaces and a Belfast sink unit. The property retains its character and charm whilst having a modern stylish feel.



The property enjoys two good-sized reception rooms both with 'Living Flame' fires, along with two good-sized double bedrooms and a large 3-piece bathroom with a plumbed shower. Outside the property enjoys an enclosed low maintenance rear yard.

The cottage would be ideal for first time buyers, investors or those looking to downsize. Viewing is highly recommended.

**LOCATION:** From our sales office head down Parson Lane and cross straight over the mini roundabout at the bottom of the lane and up and over onto Bawdlands. Follow the road along and number 33 is on the left hand side.

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

**ENTRANCE HALL:** With composite external door and staircase to the first floor landing.

**LOUNGE:** 3.9m x 4.2m (12'8" x 13'9"); with 'Living Flame' gas fire in a feature surround, understairs storage cupboard, television point, telephone point, laminate wood effect flooring and electric meters.

**DINING ROOM:** 5.0m x 3.6m (16'5" x 11'11"); with 'Living Flame' gas fire in a feature surround, television point, telephone point, laminate wood effect flooring, built-in original cabinet and shelving.

**KITCHEN:** 2.7m x 2.9m (8'1" x 9'7"); recently fitted with a range of fitted base and matching wall storage cupboards with solid wood work surfaces and Belfast sink unit. Panty cupboard, built-in electric oven, 4-ring induction hob, built-in dishwasher, built-in fridge-freezer, plumbed and drained for an automatic washing machine, part-tiled walls and UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.9m x 3.2m (12'8" x 10'6"); with original feature fireplace.

**BEDROOM TWO:** 2.3m x 3.6m (7'5" x 11'11"); with television point and attic access point.

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





**OUTSIDE:** To the rear of the property is a good-sized low maintenance garden with areas of paving and artificial turf with flowerbeds surrounding.

**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.**

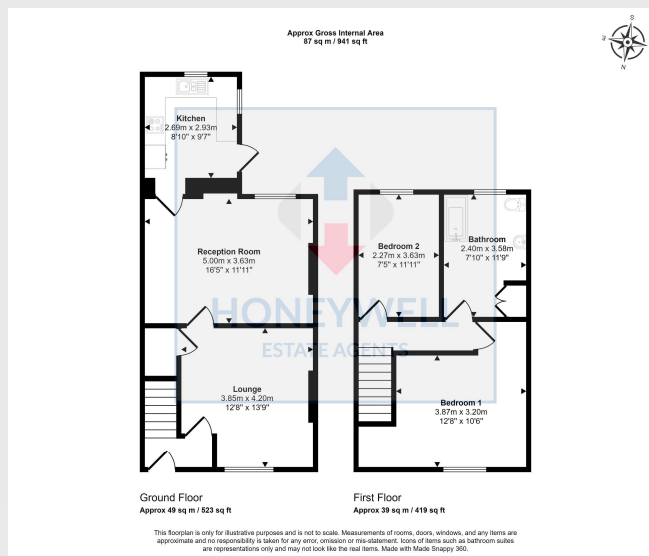
**EPC:** The energy efficiency rating for this property is D.

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

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.







33 Bawdlands, Clitheroe, BB7 2LA  
MJ/CJ/300124

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