

57 LITTLEMOOR ROAD
CLITHEROE
BB7 1EW

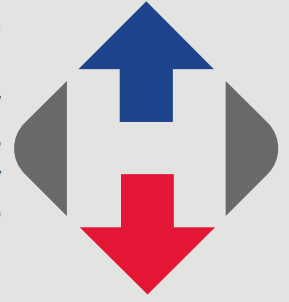
Offers around £215,000



- Mature bay-fronted semi-detached
- 2 separate reception rooms
- 3 bedrooms
- Kitchen & bathroom
- Gardens, driveway & garage
- Outlooks across the cricket field
- Requires modernisation
- 91 m2 (980 sq ft) approx.

honeywell.co.uk

A mature bay-fronted semi-detached house which is located in this popular location with attractive outlooks to the front over Ribblesdale Cricket Club with Kemple End in the distance. The house does not require modernisation but offers fantastic potential to create a beautiful family home. Brand new windows have just been installed at the front and the property also has gas central heating. There are two spacious reception rooms, both with bay windows, plus a kitchen. Upstairs there are three bedrooms and a 3-piece bathroom.



Externally there is a front garden and a side drive providing private parking which leads to the detached single garage. To the rear is a lawned garden with mature trees and shrubs.

This is an ideal opportunity for a buyer to create a stunning family home which is within walking distance of Ribblesdale High School, Holmes Mill, Sainsbury's and Clitheroe town centre. Viewing is recommended.

LOCATION: Leave Clitheroe centre passing Sainsbury's on the left and take the second exit at the mini roundabout into Whalley Road. Turn second left into Brownlow Street, proceed to the T-junction at the top and turn right into Littlemoor Road. The house can be found on the left-hand side opposite the Cricket Club.

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

ENTRANCE PORCH: With double French doors into porch with black and white tiled floor and glazed door to:

HALLWAY: With staircase off to first floor with understairs storage and feature leaded stained glass window.

LOUNGE: 3.7m x 4.4m (12'0" x 14'3"); a bay-fronted lounge with outlooks towards Ribblesdale Cricket Club, newly installed bay window, picture rail, feature fireplace housing 'Living Flame' gas fire with marble hearth and inset and wooden surround.

DINING ROOM: 3.6m x 4.4m (11'10" x 14'4"); with bay window overlooking the rear garden

with feature top panels with stained glass windows, fireplace with tiled hearth and surround and picture rail.

KITCHEN: 2.1m x 3.6m (6'9" x 11'10"); with a fitted range of wall and base units with laminate work surface, stainless steel sink unit with mixer tap, electric cooker point, plumbing for a washing machine and half-glazed PVC door to side driveway.

FIRST FLOOR:

LANDING: With window to side elevation.

BEDROOM ONE: 3.8m x 3.6m (12'5" x 11'11"); with newly installed window, picture rail and attractive outlooks across Ribblesdale Cricket Club towards Kemple End.

BEDROOM TWO: 3.6m x 3.6m (11'11" x 11'11"); with picture rail.





BEDROOM THREE: 2.0m x 2.1m (6'7" x 6'10"); with picture rail, newly installed window and attractive views across Ribblesdale Cricket Club towards Kemple End.

BATHROOM: With a 3-piece white suite with low suite w.c., pedestal wash-hand basin and a panelled bath with Mira Sport electric shower over, fully tiled walls and airing cupboard housing Worcester combination central heating boiler.

OUTSIDE: To the front of the property is a front garden which is laid to lawn with planting borders and a tarmac driveway to the front and side leading to a **SINGLE DETACHED GARAGE** with up-and-over door and personal door to the side.

To the rear there is an attractive enclosed rear garden with lawn, planting borders, mature trees and shrubs, along with 2 brick-built outside storage sheds.

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

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

COUNCIL TAX BAND C.



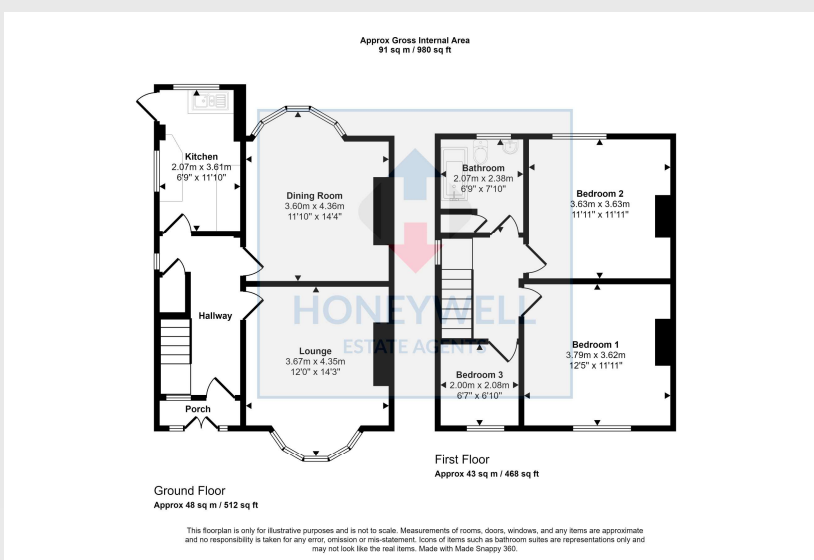
EPC: The energy efficiency rating of the property is D.

PLEASE NOTE: As a condition of the sale the buyer will be required to reconfigure the internal layout of the outbuilding and W.C. which adjoins next door. This will involve moving the internal walls to reflect the boundary line, more details can be provided at the viewing.

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.





57 Littlemoor Road, Clitheroe, BB7 1EW
CD/CJ/150324

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

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

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.