

11 PRIMROSE STREET
CLITHEROE
BB7 1BZ

£349,950

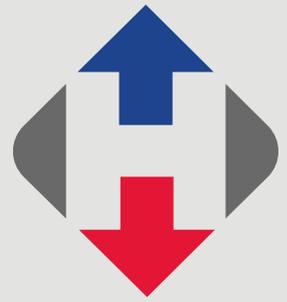


- Stunning stonebuilt end terrace villa
- Spacious character accommodation
- West-facing garden, detached garage
- 5 bedrooms
- Master with dressing room & en-suite
- Lounge & dining room, stunning kitchen
- Easy access to Clitheroe town centre
- 198m² (2,133 sq ft) approx. plus garage

[honeywell.co.uk](https://www.honeywell.co.uk)

Situated a short walk from the town centre, close to Holmes Mill and the nature reserve, this large end terrace property enjoys a distant view over the allotments to the front and benefits from a good-sized detached garage to the rear. Accommodation is bright, spacious and well-presented throughout with large rooms with character features.

On the ground floor there is an entrance porch, hallway, spacious lounge, dining room and stunning living kitchen with centre island. To the first floor are three bedrooms, the master with a separate dressing room and modern 3-piece ensuite shower room, and a separate house bathroom. On the second floor are two further double bedrooms. Outside to the front of the property is an attractive, low maintenance west-facing garden with outlooks over the nearby allotments. To the rear is a stone flagged yard and a large detached garage.



LOCATION: Travelling from Clitheroe centre, passing Sainsbury's on the left, take the second exit at the mini roundabout into Whalley Road and then turn first right into Greenacre Street. Turn first left into Woone Lane. Continue for a short while and Primrose Street is the second turning on the right. No.11 is on the left before the allotments.

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

ENTRANCE PORCHWAY: With a composite external door, UPVC windows, tiled flooring and glazed internal door to:

HALLWAY: With feature arched ceiling, coving and staircase to the first floor landing.

LOUNGE: 3.8m x 5.2m (12'6" x 17'2"); with feature bay window, open fire in feature surround, coving, television point and telephone point.

DINING ROOM: 4.7m x 4.2m (15'4" x 13'8"); with a brick fireplace and multi-fuel burner with tiled hearth.

LIVING KITCHEN: 7.1m x 5.0m (23'2" x 16'4"); with a range of modern fitted base and matching wall storage cupboards with composite work surfaces incorporating a stainless steel sink unit and matching centre island.

Space for gas range and American style fridge-freezer, built-in appliances including dishwasher and washing machine, built-in combination microwave, pop-up extractor hood, exposed stone walls, housed Intergas combination central heating boiler, concealed downstairs storage cupboard, 2 double glazed Velux windows, gas and electric meter cupboard, UPVC external door to the rear of the property, low voltage lighting and underfloor heating.

FIRST FLOOR:

LANDING: With feature archway, leadlight window, built-in storage cupboard and staircase to the second floor with additional downstairs storage cupboard.





BEDROOM ONE: 3.9m x 4.2m (12'11" x 13'8"); with television point and walk-in wardrobe.

EN-SUITE SHOWER ROOM: Modern 3-piece white suite comprising a low level w.c., vanity wash-hand basin and a shower enclosure with plumbed shower and additional mixer shower, low voltage lighting, extractor fan and heated towel rail.

BEDROOM TWO: 3.2m x 5.3m (10'6" x 17'5"); with feature bay window.

BEDROOM THREE: 2.1m x 3.3m (6'11" x 10'10"); with television point.

BATHROOM: Modern 4-piece white suite comprising a low level w.c., pedestal wash-hand basin, panelled bath and shower enclosure with plumbed shower, Victorian style central heating radiator, half-tiled walls, low voltage lighting and attic access point.

SECOND FLOOR:

LANDING:

BEDROOM FOUR: 5.5m x 3.2m (18'0" x 10'7"); with double glazed Velux window and under eaves storage space.



BEDROOM FIVE: 3.7m x 3.2m (12'0" x 10'4"); with under eaves storage space.

OUTSIDE: To the front of the property is a low maintenance Indian stone flagged front garden with flowerbeds and shrubs surrounding. The garden enjoys a westerly aspect with open views over the surrounding area including the allotments and towards Longridge Fell.

To the rear of the property is a small enclosed Yorkstone yard area with a DETACHED GARAGE measuring 2.6m x 6.6m (8'6" x 21'8") with power, light, roller door, personal door and base and wall level storage units.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout. There is underfloor heating in the living kitchen.

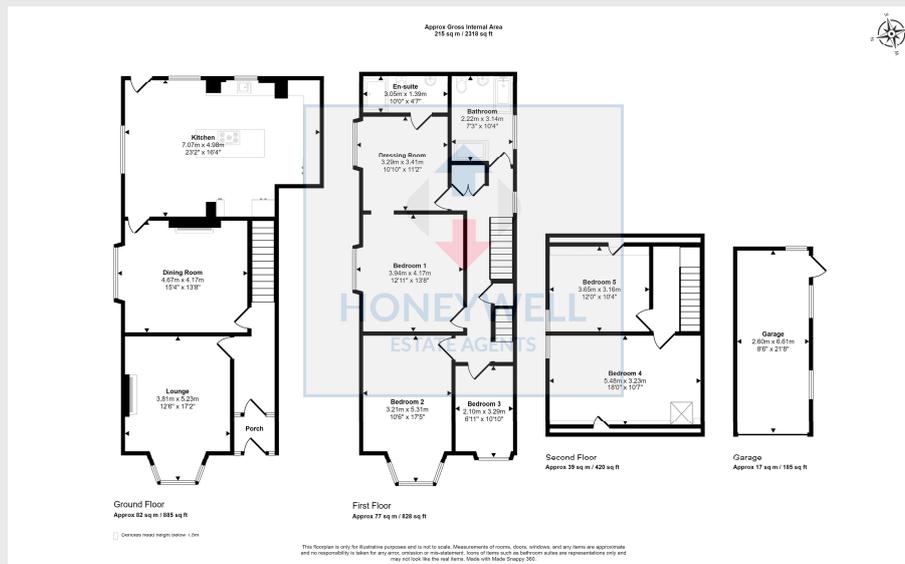
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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11 Primrose Street, Clitheroe, BB7 1BZ
MJ/CJ/280624

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