

13 PRIMROSE STREET
CLITHEROE
BB7 1BZ

£245,000

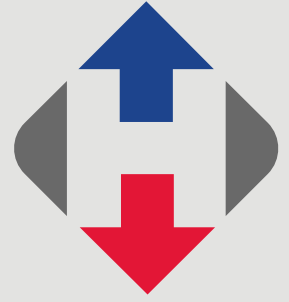


- Unique 3-storey stone terrace
- Westerly garden, adjoining allotments
- Cosy lounge, open-plan dining kitchen
- 3 double bedrooms
- Modern bathroom with shower
- Short walk to town centre
- Gas CH & UPVC double glazing
- 100 m² (1,074 sq ft) approx.

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With a low maintenance Indian stone flagged front garden adjoining the allotments and a westerly aspect which enjoys the afternoon sun, this unique stone terrace property is immaculately presented throughout.

The property offers a cosy lounge benefitting from a multi-fuel burner and an open-plan living dining kitchen to the ground floor. The first floor comprises a master bedroom with a wall of fitted wardrobes, two further double bedrooms and 3-piece bathroom with plumbed shower.



LOCATION: From our sales office drive down Parson Lane and proceed straight over the mini roundabout onto Bawdlands. Turn left onto Corporation Street and then left at the next junction onto Eshton Terrace. Cross the railway line and then turn second right onto West View. Follow the road along, cross the next junction and keep going straight before turning left onto Primrose Street. Number 13 is found on the right side of the road.

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

LOUNGE: 3.8m x 4.1m (12'5" x 13'7"); with multi-fuel burner in a cut stone feature surround, wood flooring, composite external door, sash window, television point and mid-staircase to the first floor.

DINING ROOM: 3.7m x 2.8m (12'2" x 9'0"); with wood flooring, open downstairs storage space, low voltage lighting and open to:

FITTED KITCHEN: 2.1m x 5.3m (6'10" x 17'5"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric double oven, 4-ring gas hob with a stainless steel extractor hood over, built-in pantry drawer, built-in dishwasher, single drainer sink unit, wood flooring, low voltage lighting, part-vaulted ceiling with two double glazed Velux windows and UPVC patio doors to the rear of the property.

FIRST FLOOR:

LANDING: With large built-in storage cupboard and staircase to the second floor.

BEDROOM ONE: 3.3m x 4.2m (10'9" x 13'9"); with feature sash windows and fitted wardrobes to one wall.

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with plumbed shower over and vanity screen, tiled floor, fully tiled walls and heated stainless steel towel rail.





SECOND FLOOR:

LANDING:

BEDROOM TWO: 3.8m x 3.7m (12'4" x 12'3"); with television point and dormer window.

BEDROOM THREE: 3.8m x 2.3m (12'5" x 7'6"); with under eaves storage space, laminate wood effect flooring and dormer window.

OUTSIDE: To the front of the property is an attractive low maintenance Indian stone flagged garden with large timber summerhouse. The garden enjoys a westerly outlook over the nearby allotments. To the rear of the property is an attractive low maintenance enclosed yard area with timber storage shed.

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.

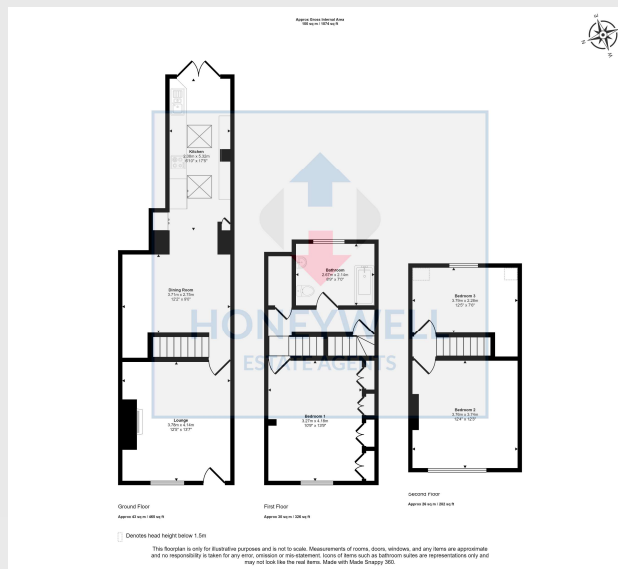
COUNCIL TAX BAND B.



VIEWING: By appointment with our office.

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1 Castlegate, Clitheroe. BB7 1AZ
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T: 01282 698200 E: barrowford@honeywell.co.uk

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