

19 RIVERSIDE
LOW MOOR
CLITHEROE
BB7 2NP

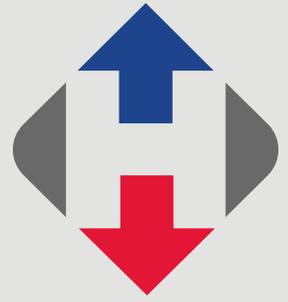
£165,000



- Well maintained semi-detached house
- 2 double bedrooms
- 3-piece bathroom with shower
- Modern fitted kitchen, driveway
- Open-plan living/dining area
- Spacious raised decked front garden
- Gas CH & UPVC double glazing
- 61 m² (662 sq ft) approx.

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This semi-detached home is situated on a small cul-de-sac of similar properties, close to but elevated from the River Ribble and a short distance from the surrounding countryside and the many nearby walks. The property enjoys low maintenance garden areas to the front and rear along with a driveway providing off road parking for two cars.



Internal living accommodation comprises an open-plan living/dining area, modern fitted kitchen, two good-sized double bedrooms and a 3-piece bathroom suite in white with a shower.

LOCATION: From our sales office travel down Parson Lane, straight across the mini roundabout onto Bawdlands and continue down Edisford Road for a short while. At the Spar supermarket turn right onto St Pauls Street. Follow this road down to the bottom and as the road swings around to the right hand side, turn left onto a cul-de-sac signposted "Riverside 4-20". Follow this road around to the right hand side and number 19 can be found on the right.

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

LIVING ROOM: 5.9m x 2.7m + 2.2m x 2.4m (19'6" x 8'10" + 7'4" x 7'10"); L-shaped with television point, telephone point, electric fire in surround, staircase to the first floor landing, understairs storage cupboard, UPVC external door to the front and UPVC external door to the rear.

FITTED KITCHEN: 2.9m x 2.3m (9'7" x 7'5"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob with a stainless steel extractor hood over, plumbed and

drained for an automatic washing machine, space for a fridge-freezer and part-tiled walls.

FIRST FLOOR:

LANDING: With built-in storage cupboard housing main combination central heating boiler.

BEDROOM ONE: 3.2m x 3.1m (10'7" x 10'3").

BEDROOM TWO: 2.6m x 3.0m (8'4" x 9'9").

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





OUTSIDE: To the front of the property is a good-sized raised decked patio area. A driveway providing off-road parking for two cars leads around the side of the property to an enclosed low maintenance flagged garden.

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.

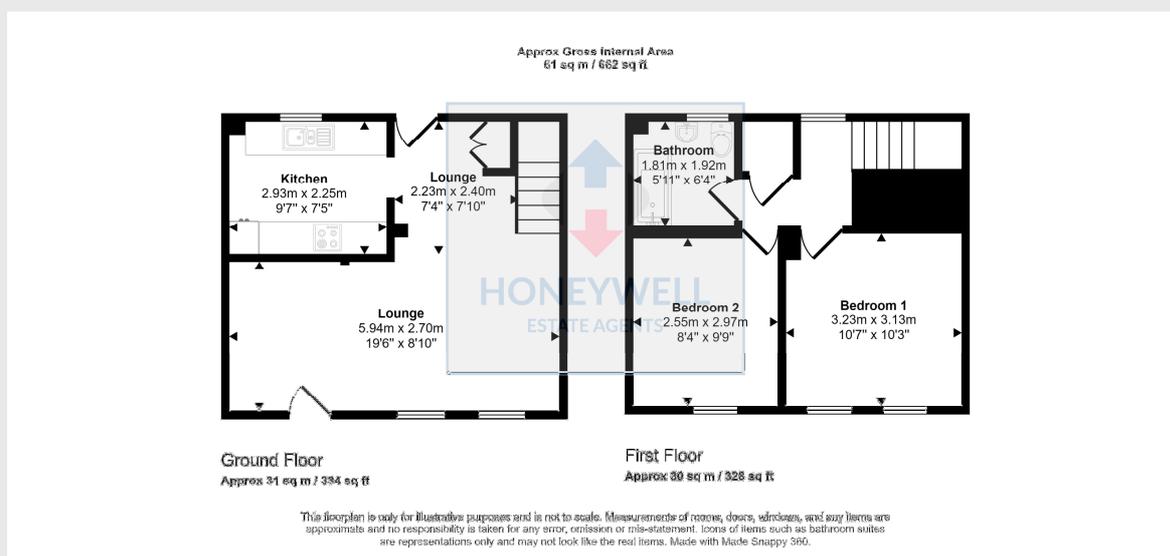
COUNCIL TAX BAND B.

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

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.





*19 Riverside, Low Moor, Clitheroe, BB7 2NP
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