

6 HAWTHORNE PLACE
CLITHEROE
BB7 2HU

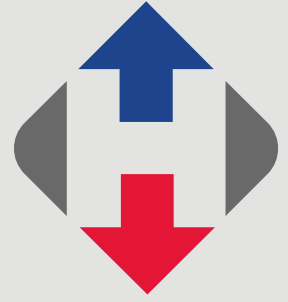
£229,950



- Extended stonebuilt terrace
- Immaculately presented throughout
- Lounge with 'Living Flame' fire
- Stunning open plan living kitchen
- 2 double bedrooms with wardrobes
- Modern 3-piece bathroom with showers
- Gas CH & double glazing
- 82 m2 (880 sq ft) approx.

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

Situated in one of the most sought after locations in Clitheroe, with excellent access to the town centre, as well as the nearby countryside and Brungerley Park, this traditional stonebuilt terrace property has been extended to a high standard.



The accommodation offers a stunning open plan living kitchen to the rear with vaulted ceilings and glazed double doors to the rear. Further accommodation comprises a separate lounge with 'Living Flame' gas fire, two good-sized double bedrooms with fitted wardrobes and a high quality bathroom suite with dual showers. The property further enjoys a good-sized, enclosed, low maintenance yard area to the rear with a storage outhouse with power.

LOCATION: From our sales office travel down Castle Street onto York Street and turn left at the mini roundabout onto Well Terrace. Follow the road straight over the next mini roundabout onto Waddington Road and then turn right under the railway bridge. From here take the second right hand turn onto Hawthorne Place. Number 6 can be found on the right hand side.

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

ENTRANCE PORCHWAY: With solid external door, glazed internal door and electric meters.

LOUNGE: 4.9m x 4.2m (16'1" x 13'8"); with a 'Living Flame' gas fire set in a feature surround, staircase to the first floor landing, television point and telephone point.

KITCHEN: 4.1m x 3.0m (13'7" x 9'11"); with a range of solid wood base and matching wall storage cupboards with granite worksurfaces incorporating a one-and-a-half bowl stainless steel sink unit with granite splashbacks and part-

tilled walls. A Rangemaster oven with 5-ring gas hob and extractor hood over, built-in dishwasher, built-in washer-dryer, built-in microwave oven, built-in fridge-freezer, low voltage lighting, tiled floors and housed Baxi combination central heating boiler. Open to:

LIVING ROOM: 4.1m x 3.5m (13'4" x 11'6"); with vaulted ceiling, tiled floor and hardwood double glazed patio doors with side panels and overhead window.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.1m (13'6" x 10'0"); with built-in wardrobes to 1 wall and cosmetic fireplace.

BEDROOM TWO: 4.1m x 3.1m max/2.2m min (13'6" x 10'3" max/7'2" min); with built-in wardrobes to 1 wall.





BATHROOM: With a high quality 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and panelled bath with dual-plumbed showers over. Heated stainless steel towel rail, part-tiled walls, vaulted ceiling with double glazed Velux window, tiled floor, low voltage lighting and extractor fan.

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OUTSIDE: To the rear of the property is an enclosed stone flagged yard area for ease of maintenance with 1 storage outhouse with power and light points.

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

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

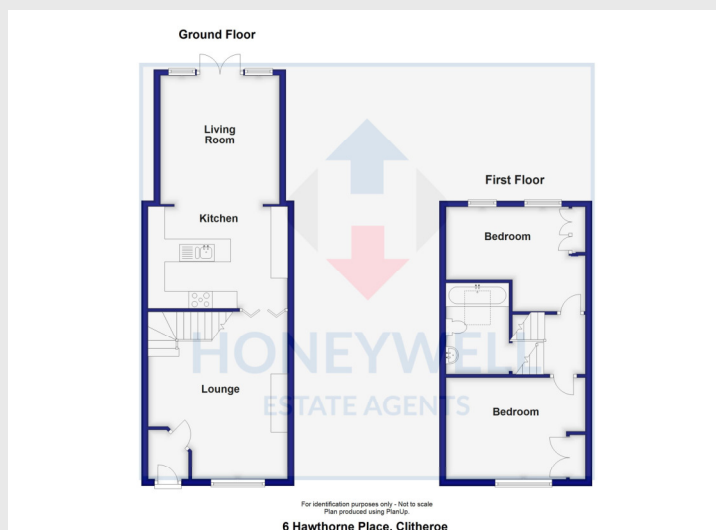
COUNCIL TAX BAND B.

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

TENURE: Freehold.

VIEWING: By appointment with our office.





6 Hawthorne Place, Clitheroe, BB7 2HU
MJ/CJ/180222

Selling your house?

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

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