

# 21 PRIMULA CRESCENT CLITHEROE BB7 1FG

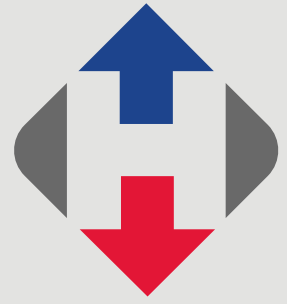


**£165,000** (for a 75% share of ownership, more shares available up to 100%)



- Stunning end quasi-semi family home
- 3 bedrooms, family bathroom
- Open-plan living accommodation
- Fitted kitchen with Bosch appliances
- South facing rear garden, parking
- Much sought after development
- Gas CH & UPVC double glazing
- 68 m2 (727 sq ft) approx.

**Situated in the Littlemoor area of Clitheroe on a much sought-after development and enjoying an excellent-sized rear garden with south facing aspect, this three bedroom semi-detached home is available on a shared ownership basis. The property is immaculately presented throughout with an entrance hallway, cloakroom, large bright open-plan living and dining area with patio doors to the rear and a feature bay window, and modern fitted kitchen. On the first floor are three bedrooms, the master with a walk-in wardrobe, and a 3-piece family bathroom with shower.**



**The property benefits from a driveway for two cars and is within walking distance of Clitheroe town centre and its amenities.**

**LOCATION:** From our sales office, travel down Castle Street, turn right onto Wellgate and proceed straight down before turning right at the junction and then immediately left at the mini-roundabout. Follow the road up the hill before turning right onto Hayhurst Street. Follow Hayhurst onto Littlemoor Road, pass the cricket and rugby grounds, and then turn right onto Primula Crescent. Follow the road around to the right and number 21 is found in the far right hand corner.

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

**ENTRANCE HALLWAY:** With composite external door and laminate wood-effect flooring.

**CLOAKROOM:** With a 2-piece suite in white comprising a low level w.c. and wash-hand basin, laminate wood-effect flooring and electric consumer unit.

**LIVING ROOM:** 4.4m x 4.1m (14'5" x 13'4"); with laminate wood-effect flooring, television point, telephone point, feature bay window, staircase to

the first floor landing, understairs storage cupboard and open to dining room.

**DINING ROOM:** 3.2m x 2.4m (10'7" x 8'0"); with laminate wood-effect flooring and UPVC patio doors to the rear garden.

**KITCHEN:** 3.1m x 1.9m (10'3" x 6'2"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, a range of built-in appliances including washer-dryer, dishwasher, fridge-freezer, Bosch electric oven, 4-ring Bosch gas hob with extractor hood over, housed Vaillant combination central heating boiler, laminate wood-effect flooring and single drainer stainless steel sink unit.

**FIRST FLOOR:**

**LANDING:** With built-in cupboard.

**BEDROOM ONE:** 3.4m x 2.7m (11'1" x 8'10"); with walk-in wardrobe and television point.





**BEDROOM TWO:** 2.9m x 2.4m (9'6" x 7'9").

**BEDROOM THREE:** 2.5m max/1.9m min x 2.0m (8'3" max/6'2" min x 6'5").

**BATHROOM:** With a modern 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with electric shower over, part-tiled walls and extractor fan.

**OUTSIDE:** To the front of the property are parking spaces for 2 cars and a pathway leads around the side of the property to a good-sized, majority lawned, south-facing rear 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 for this property is B.



**SHARED OWNERSHIP:** Please note this property is being sold on a shared ownership basis. All interested parties will need to be approved by Help to Buy North along with Ribbles Valley Borough Council. Please ask for more details.

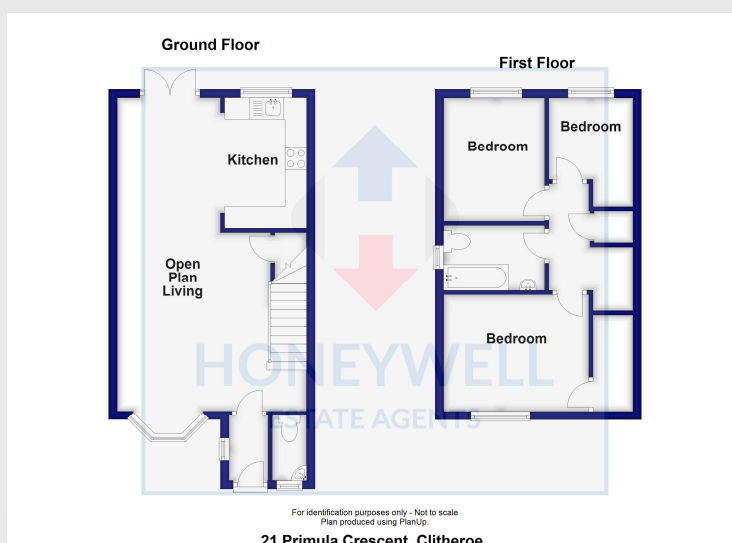
**ADDITIONAL INFORMATION:** Current monthly rent (based on 75% share) is £131.51 which includes the service charge.

**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.







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MJ/CJ/050722

# Selling your house?

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