

50 PIMLICO ROAD  
CLITHEROE  
BB7 2AH

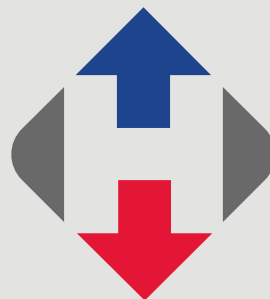
£174,950



- Stonebuilt bay fronted terrace
- 2 double bedrooms
- Open plan lounge & dining room
- Attached garage to the rear
- Kitchen & 3-piece bathroom
- Open fireplace & varnished floorboards
- Gas CH & PVC double glazing
- 88 m2 (942 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A lovely stonebuilt period terraced house which offers period features and charm with bay windows to the front, a feature open fireplace and varnished floorboards on the ground floor. The attractive property has a hallway, open plan lounge and dining room with fitted kitchen to the rear. Upstairs there is a spacious landing with storage cupboard, two double bedrooms and a 3-piece bathroom with shower over the bath.**



**Externally there is a forecourt front garden, pleasant rear yard with raised flowerbeds and a single garage with power and light. The property is situated on the popular Pimlico Road which is only 10 minutes' walk from the town centre and has the registry office to the rear which is only single storey. Viewing is recommended.**

**LOCATION:** From our office continue straight on along Castle Street passing the library into York Street. At the roundabout turn left into Well Terrace and right at the next roundabout into Pimlico Road.

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

**ENTRANCE VESTIBULE:** Through half-glazed PVC front door, coved cornicing, wooden flooring and glazed door to hallway.

**HALLWAY:** With feature arch, varnished wooden floorboards and staircase off to first floor.

**LOUNGE:** 3.7m + bay window x 3.6m (12'3" + the bay window x 11'9"); with coved cornicing, television point, bay window, feature open fire with cast iron and tiled inset with wooden surround, varnished wooden floorboards and open to dining room.

**DINING ROOM:** 4.1m x 3.7m (13'6" x 12'1"); with coved cornicing and varnished floorboards.

**KITCHEN:** 3.9m x 2.5m (12'9" x 8'2"); with a fitted range of white wall and base units with complementary laminate work surface, one-and-a-half bowl single drainer sink unit with mixer tap, integrated electric oven, 4-ring gas hob with extractor over, integrated fridge, plumbing for a washing machine, understairs storage cupboard and PVC door to rear yard.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With spindles and balustrade, coved cornicing and storage cupboard with access to loft hatch.

**BEDROOM ONE** to the front: 4.7m x 3.8m (15'5" x 12'4"); with television point.

**BEDROOM TWO:** 4.2m x 3.0m (13'8" x 9'11"); with storage cupboard housing hot water cylinder.





**BATHROOM:** With a 3-piece suite comprising a low level w.c., vanity wash handbasin with storage cupboards under, panelled bath with shower tap fitment and electric shower over with glass shower screen and part tiled walls.

**OUTSIDE:** To the front of the property is a forecourt front garden with planting areas. To the rear there is an enclosed paved yard with raised flowerbed. There is a GARAGE to the rear measuring 3.1m x 1.9m (10'0" x 6'4") with electric, light and power, window to side and up-and-over door.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazed windows in PVC frames.

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

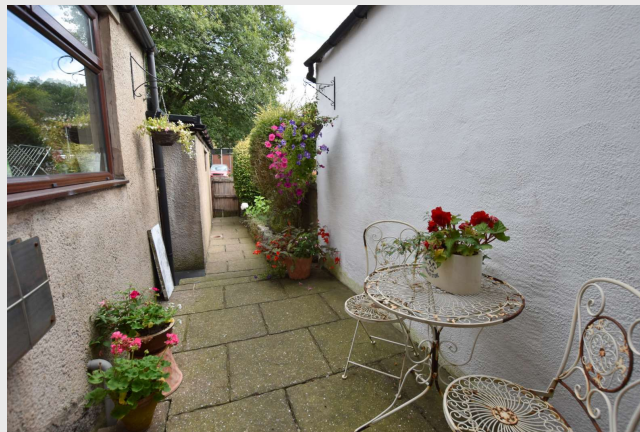
**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating of this 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.





50 Pimlico Road, Clitheroe, BB7 2AH  
MJ/CJ/201023

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