

106 PIMLICO ROAD
CLITHEROE
BB7 4PT

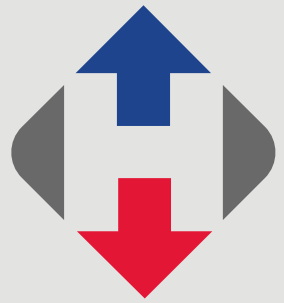
£450,000



- A superb semi-detached house
- 4 bedrooms, bath & shower room
- Living room with bay window
- Large open plan dining kitchen
- Large plot, detached garage
- Much sought after location
- Gas CH & UPVC double glazing
- 153m² (1,650 sq ft) approx.

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Situated in an excellent-sized plot with a superb lawned garden to the rear, this imposing semi-detached family home is situated in an enviable and convenient location with good access to the town's many amenities but also bordering the Ribble Valley countryside.



The accommodation is bright, spacious and character-filled throughout with a porch and spacious entrance hallway with understairs cupboard, large living room with feature bay window, large dining room with burner which opens onto a fitted breakfast kitchen and UPVC conservatory. On the first floor are four bedrooms, a 3-piece bathroom and a separate shower. The property benefits from a large detached garage and has superb potential for future extensions to the side, rear or attic space, subject to the relevant planning permission.

LOCATION: From our sales office travel down Castle Street, straight onto York Street and at the roundabout turn left. At the next roundabout turn right onto Pimlico Road. Follow the road along and over the railway bridge. Number 106 can be found further down the road on the right hand side.

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

UPVC ENTRANCE PORCH: With UPVC door, tiled floor and UPVC internal door to entrance hallway.

ENTRANCE HALLWAY: With Karndean flooring, balustrade staircase to the first floor landing and understairs storage pantry with Karndean flooring and electric meter points.

LIVING ROOM: 4.2m x 4.1m (13'9" x 13'5"); with polished wooden flooring, feature bay window, 'Living Flame' gas fire in a feature stone surround and glazed double doors with side panels to dining room.

DINING ROOM: 5.1m x 4.1m (16'9" x 13'4"); with polished French oak wooden flooring and Clearview wood burning stove in a feature surround, open to breakfast kitchen.

BREAKFAST KITCHEN: 5.3m x 3.0m max/2.0 min (17'3" x 9'11" max/6'8" min); with a range of solid wood fitted base and matching wall storage cupboards with Duropal work surfaces and breakfast bar. Smeg built-in double oven, Smeg 5-ring gas hob with stainless steel extractor hood over, built-in fridge, plumbed and drained for an automatic washing machine and dishwasher, vented for a tumble dryer, double drainer stainless steel sink unit, tiled floor, part-tiled walls, low voltage lighting and UPVC external door to the rear of the property.

UPVC CONSERVATORY: 3.9m x 2.9m (12'10" x 9'8"); with tiled floor and UPVC external door.





FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.1m x 4.1m (13'7" x 13'6"); with television point.

BEDROOM TWO: 4.2m x 4.1m (13'11" x 13'4").

BEDROOM THREE: 3.3m x 3.0m (10'9" x 9'11"); with built-in wardrobes to 1 wall.

BEDROOM FOUR: 3.6m max/3.1m min x 2.1m (11'8" max/10'0" min x 6'11"); with built-in storage cupboard.

BATHROOM: With a 3-piece white suite comprising a Sphinx low level w.c., Sphinx pedestal wash handbasin and a corner bath, half-tiled walls, Karndean floor, heated stainless steel towel rail, low voltage lighting and extractor fan.

SHOWER ROOM: With Merlin shower enclosure and Mira Azora electric shower, part-tiled walls, Karndean floor, heated stainless steel towel rail, low voltage lighting and extractor fan.

OUTSIDE: The property is situated in an excellent-sized plot with a large lawned front garden, Indian stone pathways and a tarmacadam

driveway leading to a DETACHED GARAGE with up-and-over door, power and light points and loft storage. The rear garden is an excellent size and is majority lawned with a paved patio area, pathways and flowerbeds surrounding. There is an outside washhouse with a low level w.c., wash handbasin and combination central heating boiler.

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 E.

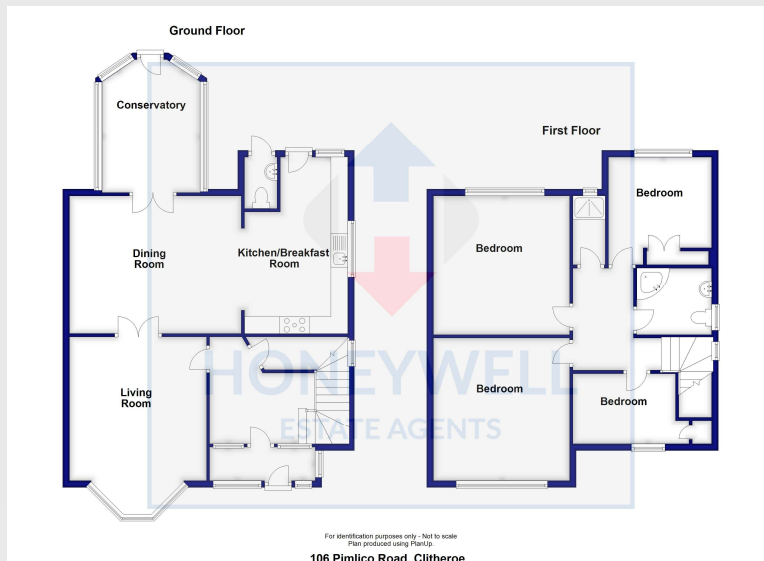
TENURE: Freehold.

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

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.





106 Pimlico Road, Clitheroe, BB7 4PT
MJ/CJ/051121

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