

1 LONGFIELD COTTAGES
CLITHEROE
BB7 1LZ

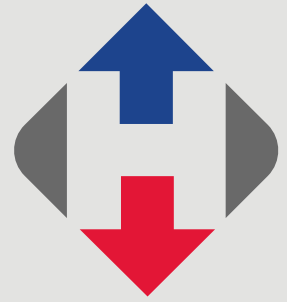
£155,000



- Spacious cottage conversion
- 3 bedrooms, 3-piece bathroom
- Lounge with patio doors
- Good-sized dining kitchen
- Private parking for 2 cars
- Garden with patio and decking
- Extremely convenient location
- 85 m2 (920 sq ft) approx.

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A deceptively spacious cottage, which is part of three houses which were converted from a commercial building in 1999, is situated in an extremely convenient location only a short walk from Clitheroe town centre. The large 920 sq ft house has a good-sized hallway with staircase, 2-piece cloakroom, dining kitchen to the front with space for a dining table and chairs, lounge to the rear with a fireplace and large patio doors opening onto the rear garden. Upstairs there is a large landing, three bedrooms and a 3-piece bathroom with shower over the bath.



Externally there is an enclosed patio garden to the rear with decking and storage shed. Situated to the side of the three cottages is a parking area offering private parking for two cars. Viewing is essential.

LOCATION: From our office continue along Castle Street and turn right at the library into Wellgate. Continue straight on to the stop sign, turn right and left at the mini roundabout into Shawbridge Street. Turn first right after Alps Butchers into the cobbled street and Longfield Cottages are on the left at the end.

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

ENTRANCE HALL: Through PVC front door. Spacious hallway with staircase off to first floor with spindles and balustrade and understairs storage cupboard.

CLOAKROOM: With 2-piece white suite comprising a low suite w.c. with corner wall-hung wash-hand basin.

DINING KITCHEN: 6.2m x 2.2m (20'2" x 7'1"); with a fitted range of laminate wall and base units with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, fitted gas cooker with

stainless steel extractor canopy over, plumbing for a washing machine, space for a fridge-freezer, tiled floor, space for a dining table and chairs, television point and wall-mounted Worcester combination central heating boiler.

LOUNGE: 4.2m x 4.0m (13'8" x 13'2"); with television point, laminate flooring and recently installed PVC patio door opening to rear garden.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade and loft access.

BEDROOM ONE: 4.2m x 3.1m (13'10" x 10'2"); with television point.

BEDROOM TWO: 4.6m x 2.1m (15'0" x 6'11").

BEDROOM THREE: 2.5m x 2.0m (8'3" x 6'6"); with laminate flooring.





BATHROOM: With a 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer taps and storage cupboards under, panelled bath with Mira thermostatic shower over, glass shower screen, part-tiled walls, extractor fan and ladder style towel rail.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

OUTSIDE: To the rear of the property is an enclosed garden area which is gravelled for easy maintenance with paved patio and raised timber decking. Gated access leads to a storage shed. Situated to the side of the cottage is a private parking area, No.1 has private parking for up to 2 cars.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

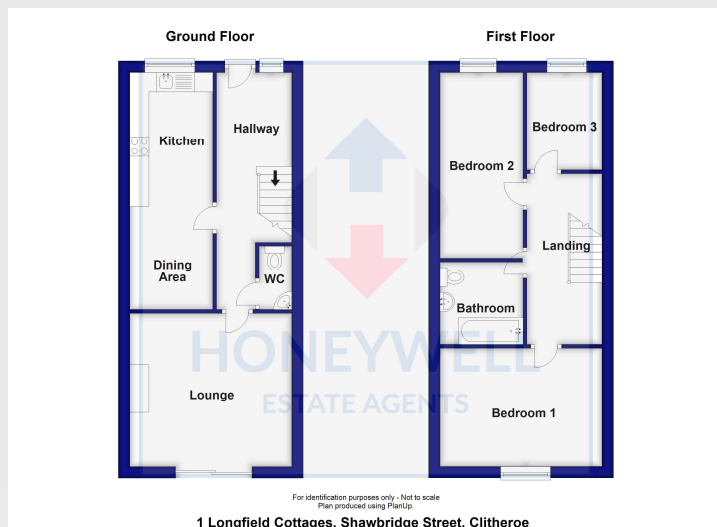
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

TENURE: Leasehold with the remainder of a 999 year lease.

VIEWING: By appointment with our office.





*1 Longfield Cottages, Clitheroe, BB7 1LZ
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Selling your house?

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

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