

31 WOONE LANE
CLITHEROE
BB7 1BG

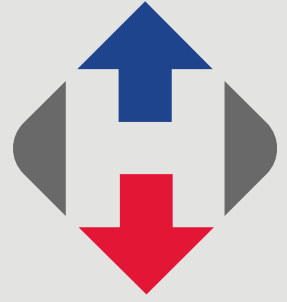
£165,000



- Spacious stonebuilt mid-terrace
- 2 double bedrooms, modern bathroom
- Open-plan living rooms & kitchen
- Converted cellar, balcony, parking
- Full of character & charm
- Convenient for town centre amenities
- Gas CH & UPVC double glazing
- 113 m2 (1,213 sq ft) approx.

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A large terrace property situated close to the town centre and benefitting from an off-road parking space to the rear. Accommodation is presented to a high standard and full of individual character and charm, including many Art Deco style features, an arched kitchen ceiling and a raised balcony to the rear.



The property comprises an entrance hallway, open-plan ground floor with dining and living areas and a spacious fitted kitchen with marble work surfaces. The converted cellar accommodates a cosy snug, utility room and storage room, while on the first floor are two double bedrooms and a modern 3-piece bathroom suite with a fitted plumbed rainfall shower. The property lies a short walk from Clitheroe town centre and it's growing number of amenities.

LOCATION: From our sales office travel down Parson Lane, straight over the mini roundabout onto Bawdlands. Turn left onto Corporation Street and then left at the next junction onto Eshton Terrace. Follow the road over the railway crossing and then take the third right onto Woone Lane. No.31 is on the left hand side.

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

ENTRANCE HALLWAY: With Art Deco style double glazed external door, parquet flooring, feature ceiling arch, coving and staircase to the first floor landing.

LOUNGE: 3.7m x 3.4m (12'0" x 11'0"); with parquet flooring, cosmetic fireplace in a feature surround, electric meter cupboards, coving and open to dining room.

DINING ROOM: 4.6m x 3.5m (15'1" x 11'4"); with parquet flooring, feature fireplace with wood burner, external door to balcony area, staircase down to the cellar rooms and open to fitted kitchen.

FITTED KITCHEN: 4.2m x 2.3m (13'9" x 7'8"); with a range of fitted base and matching wall storage cupboards with marble working surfaces, built-in gas oven and separate grill, 3-ring gas hob with a stainless steel extractor over, double drainer, Belfast style sink unit, plumbed and drained for an automatic dishwasher, space for a fridge-freezer, parquet flooring, arched ceiling with double glazed Velux window and television point.

BASEMENT:

CELLAR ROOM: 3.2m max/2.3 min x 2.6m (10'7" max/7'8" min x 8'6"); with lights.

SNUG: 4.4m x 3.9m max/3.3m min (14'4" x 12'8" max/10'8" min); with cosmetic fireplace, understairs storage cupboard, low voltage lighting and television point.

UTILITY ROOM: 4.3m x 2.4m (14'2" x 8'0"); plumbed and drained for an automatic washing machine, power and light points, external door to the rear of the property.





FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.4m x 3.6m (14'6" x 11'11"); with telephone point.

BEDROOM TWO: 2.9m x 2.8m (9'5" x 9'3").

BATHROOM: With a 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with plumbed rainfall shower over with shower curtain and rail. Part-tiled walls, tiled floor and low voltage lighting.

OUTSIDE: To the rear of the property is a raised decked patio area enjoying a view over the surrounding area. There is a gated and tarmacked rear yard providing an off-road parking space for 1 car, along with outside seating space.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in a mixture of UPVC and wooden frames.

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

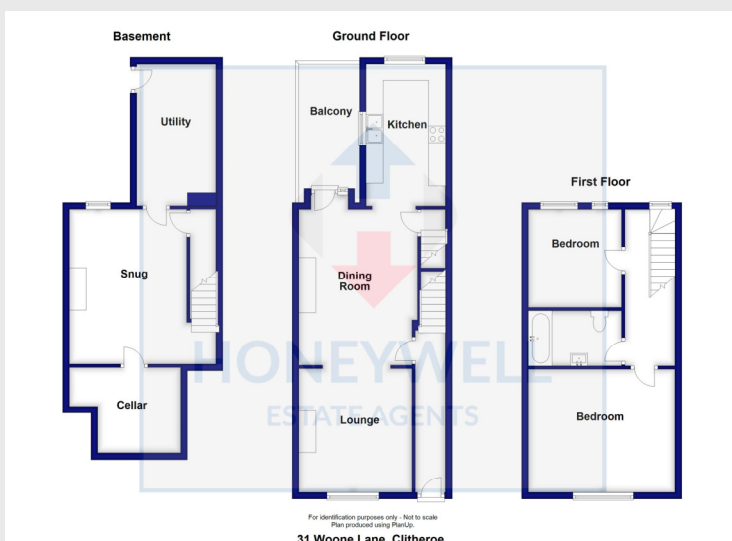
COUNCIL TAX BAND B.



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.





31 Woone Lane, Clitheroe, BB7 1BG
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