

24 PARK STREET  
CLITHEROE  
BB7 1HR

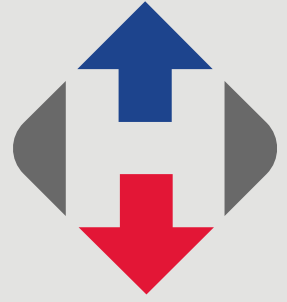
Offers around £180,000



- Large double-fronted cottage
- 3 bedrooms
- Lounge with feature fireplace
- Spacious living/dining kitchen
- 3-piece bathroom
- Open aspects to the front
- Convenient location
- 101 m2 (1,089 sq ft) approx.

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

A large double-fronted cottage situated on this quiet street with attractive outlooks across open land to the front. This spacious 1,089 sq. ft cottage has a hallway with staircase off to first floor, lounge with feature fireplace and gas stove, a large living/dining kitchen with fireplace, range style cooker and pantry. Upstairs there is a master bedroom with two windows, two further bedrooms and a 3-piece house bathroom. All three bedrooms have attractive outlooks across the open green at the front. Externally to the rear there is a large, shared yard with brick-built store.



Park Street is conveniently located just off Whalley Road and is within walking distance of Sainsbury's, St James' Primary School, Holmes Mill and Aldi. Viewing is essential.

**LOCATION:** Leaving Clitheroe along Whalley Road proceed for around 450 yards and Park Street can be found on the left-hand side.

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

Hardwood front door leading to:

**ENTRANCE HALLWAY:** With staircase off to first floor and laminate flooring.

**LOUNGE:** 4.8m x 3.9m (15'7" x 12'8"); with windows to front and side elevation with attractive outlooks across open area, television point, feature fireplace housing cast iron gas stove with brick surround and stone flagged hearth.

**DINING KITCHEN:** 4.9m narrowing to 4.1m x 4.8m (16'0" narrowing to 13'4" x 15'10"); with an attractive range of wall and base units with complementary laminate work surface with tiled splashback, stainless steel sink unit with mixer tap, Range style cooker with 2 ovens, separate

grill, 5-ring gas hob and extractor over, plumbing for a washing machine, space for a dining table and chairs, feature fireplace housing cast iron gas stove, feature ceiling beams, laminate flooring, understairs pantry with electric and shelving and stable door leading to rear yard.

#### FIRST FLOOR:

**LANDING:** With loft access via drop down ladder leading to partly boarded loft which offers excellent storage.

**BEDROOM ONE:** 3.9m x 4.8m (12'10" x 15'10"); with windows to front and side elevation with attractive outlooks.

**BEDROOM TWO:** 3.8m x 2.5m plus the alcove (12'4" x 8'3" plus the alcove); with window to the front elevation with attractive outlooks.





**BEDROOM THREE:** 3.8m x 2.3m (12'4" x 7'7"); with built-in storage cupboard housing Ideal combination central heating boiler and laminate flooring.

**BATHROOM:** 3-piece suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with storage cupboards under, panelled bath with chrome shower tap fitment and Redring electric shower over, heated ladder style towel rail and fully tiled walls.

**OUTSIDE:** To the rear of the property is a large enclosed shared rear yard and 1 small storage/coal shed.

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

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

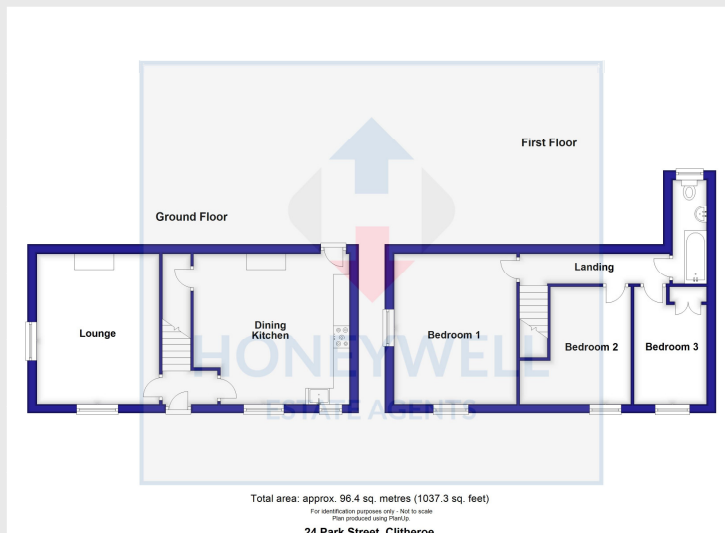
**COUNCIL TAX BAND A.**

**TENURE:** Leasehold.

**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.





24 Park Street, Clitheroe, BB7 1HR  
 MJ/CJ/050422

Selling your house?

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

1 Castlegate, Clitheroe. BB7 1AZ  
 T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
 T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

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

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.