

12 MALKIN STREET
CLITHEROE
BB7 2RW

£315,000

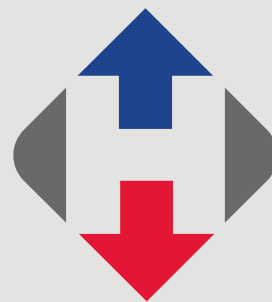


- Superb detached family home
- 3 bedrooms, master with en-suite
- Dual aspect living room
- Modern fitted dining kitchen
- Good-sized corner plot with outlooks
- Gardens, driveway & garage
- Gas CH & UPVC double glazing
- 77 m² (826 sq ft) approx.

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Situated in an enviable position in a much sought-after area of Clitheroe, this three bedroom detached property enjoys outlooks from both the living room and kitchen over the surrounding area and church grounds. The property benefits from easy access to Clitheroe town centre and its amenities as well as the nearby countryside.

The accommodation is immaculate throughout with an entrance hallway with storage, cloakroom, dual aspect living room and a fully fitted dining kitchen with French doors to the garden. On the first floor are three bedrooms all with built-in wardrobes, the master enjoying a 3-piece en-suite shower room, and a house bathroom with a shower over the bath. The property benefits from a good-sized driveway (for around three cars) leading to a detached garage and a lawned garden area.



LOCATION: From our sales office head down Castle Street and onto York Street. At the roundabout turn left onto Wellgate and then proceed straight over the next mini roundabouts onto Waddington Road. Turn right under the railway bridge still on Waddington Road and Waddow Heights and Malkin Street can be found further down the road on the left hand side.

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

ENTRANCE HALLWAY: With composite external door, tiled flooring, built-in storage cupboards with consumer unit, telephone point, low voltage lighting and staircase to the first floor landing.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c. and pedestal wash-hand basin. Tiled flooring, half-tiled walls and extractor fan.

LIVING ROOM: 4.7m x 3.2m (15'5" x 10'7"); a dual aspect room with views towards Clitheroe

town centre, low voltage lighting, television point and telephone point.

FITTED DINING KITCHEN: 4.7m x 2.6m (15'5" x 8'8"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces. A range of built-in appliances including electric oven, 4-ring gas hob with a stainless steel extractor hood over, built-in fridge-freezer, built-in washing machine, built-in dishwasher, housed Logic combination central heating boiler, television point, tiled flooring and UPVC French doors to the garden.

FIRST FLOOR:

LANDING: With attic access point, built-in storage cupboard and low voltage lighting.

BEDROOM ONE: 3.3m x 3.2m (10'9" x 10'6"); with built-in wardrobes to one wall.





EN-SUITE SHOWER ROOM: With 3-piece suite in white comprising low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower. Low voltage lighting, extractor fan, half-tiled walls and tiled floor.

BEDROOM TWO: 3.0m max/2.7 min x 2.7m (9'11" max/8'9" min x 8'9"); with built-in wardrobes to one wall.

BEDROOM THREE: 2.7m x 2.0m (8'9" x 6'5"); with built-in wardrobes to one wall.

HOUSE BATHROOM: With a 3-piece suite in white comprising low level w.c., pedestal wash-hand basin and a panelled bath with a plumbed shower over and vanity screen. Half-tiled walls, low voltage lighting and extractor fan.

OUTSIDE: The property is situated in a good-sized corner plot and benefits from a tarmac driveway for approximately 3 cars leading to a SINGLE DETACHED GARAGE with up-and-over door. To the side of the property is a majority lawned and walled garden.

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.

EPC: The energy efficiency rating for this property is B.

COUNCIL TAX BAND 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.





12 Malkin Street, Clitheroe, BB7 2RW
MJ/CJ/220422

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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

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