

6 UNION STREET
LOW MOOR
CLITHEROE
BB7 2NH

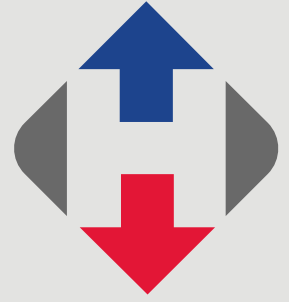
£169,950



- Stonebuilt 3-storey cottage
- 3 bedrooms, 1 with en-suite
- Lounge with open fire
- Spacious dining kitchen, utility room
- Modern 3-piece shower room
- Gas CH & PVC double glazing
- Attractive location
- 104 m2 (1,114 sq ft) approx.

honeywell.co.uk

An attractive stonebuilt cottage with accommodation arranged across three floors which is ideal for the family buyer. The property is located in the popular Low Moor area of Clitheroe and is close to the open countryside, River Ribble, sport centre and swimming pool.



At the front there is an entrance vestibule leading to a lounge which has an open fire. At the rear is a large dining kitchen and lean-to utility room. The first floor has two double bedrooms and a 3-piece shower room and on the top floor there is a large bedroom with ensuite shower room. Viewing is recommended.

LOCATION: Travelling along Edisford Road turn right after the Spar shop into St Pauls Street, turn second right into Queen Street and at the end turn left into Union Street. The property can be found at the far end on the left-hand side.

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

ENTRANCE: Through half-glazed PVC door into:

ENTRANCE VESTIBULE: With half-glazed door into:

LOUNGE: 3.6m x 3.5m (11'11" x 11'6"); with television point, coved cornicing, feature storage cupboard set into alcove, open fire with tiled hearth and surround.

INNER HALLWAY: With staircase off to first floor.

DINING KITCHEN: 3.8m x 4.6m (12'7" x 14'11"); spacious dining kitchen with a range of wood fronted wall and base units with complementary granite work surfaces, one-and-a-half bowl

stainless steel sink unit with mixer tap, double electric oven and stainless steel 4-ring gas hob with stainless steel extractor canopy over. Plumbing for a washing machine, integrated Bosch fridge-freezer, breakfast bar, space for dining table and chairs, understairs storage cupboard and half-glazed PVC door leading to:

LEAN-TO UTILITY: 2.3m x 2.4m (7'5" x 7'10"); with space for a fridge-freezer, cold water tap, wall-mounted Ideal central heating boiler and half-glazed PVC door to rear yard.

FIRST FLOOR:

LANDING: With coved cornicing and staircase off to second floor.

BEDROOM ONE: 3.5m x 2.7m (11'5" x 8'8"); to the front with coved cornicing, fitted fold down double bed, telephone point and understairs storage area.

BEDROOM TWO: 3.7m x 3.3m (12'2" x 10'10"); with coved cornicing and telephone point.





SHOWER ROOM: With a 3-piece suite in white comprising a low suite w.c. with concealed cistern, vanity wash-hand basin with chrome mixer taps, storage cupboards under and vanity mirror over, walk-in double shower enclosure with fitted thermostatic shower, varnished wooden floorboards, extractor fan and recessed spotlighting.

SECOND FLOOR:

BEDROOM THREE: 2.7m x 6.8m (8'8" x 22'4"); spacious bedroom with large Velux windows to front and rear elevation, recessed spotlighting, storage cupboards in the eaves and exposed beam.

EN-SUITE SHOWER ROOM: With a 3-piece white suite comprising low suite w.c. with push button flush, wall-hung wash-hand basin with chrome taps and corner shower enclosure with fitted electric shower.

OUTSIDE: There is a small enclosed yard with gated access.



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

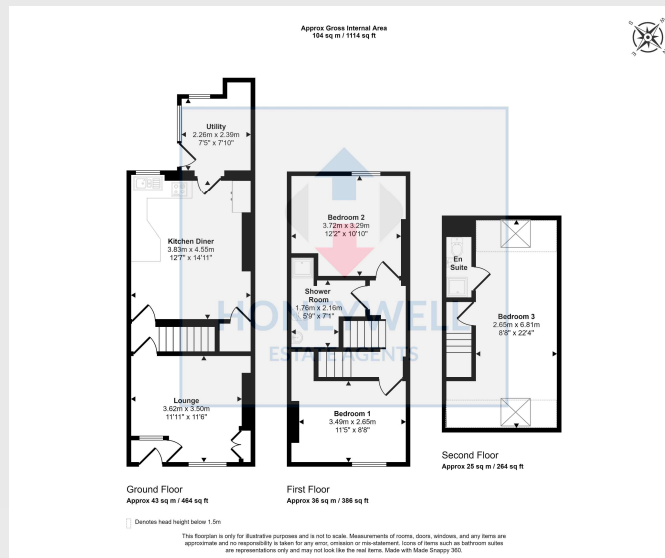
SERVICES: Mains water, electricity, gas and drainage are connected.

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.





6 Union Street, Low Moor, Clitheroe, BB7 2NH
CD/CJ/040723

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

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.