

1 COLTHIRST DRIVE
CLITHEROE
BB7 2EJ

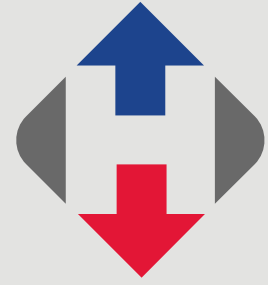
£153,000



- End terrace, quiet cul-de-sac location
- Kitchen, lounge & conservatory
- 2 good sized bedrooms
- 15% discounted sale price (106 agreement)
- Three piece bathroom with shower
- South facing garden
- 2 parking spaces
- 67 m2 (719 sq ft) approx.

honeywell.co.uk

Situated on a cul-de-sac on a development of similar properties, this two bedroom end terrace is well presented with a fitted kitchen, spacious living room, good-sized PVC conservatory with French doors to the rear garden, two double bedrooms and 3-piece bathroom with shower.



The property enjoys a good-sized rear garden which has a partially paved patio and two allocated parking spaces to the front. Clitheroe town centre and its many amenities are all within walking distance.

Subject to a 106 agreement. Please ask for more details.

LOCATION: From our sales office travel down Castle Street and proceed straight on into York Street. Continue straight over the roundabout into Chatburn Road and follow the road straight up, past the cricket field on the left hand side. Take the second left turning into Colthirst Drive and then turn immediately left again into a small car park. Number 1 is located on the right hand side.

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

ENTRANCE HALLWAY: with a PVC part glazed external door into hallway, staircase to first floor landing and understairs storage.

KITCHEN: 2.0m x 2.7m (6'6" x 8'9"); with a range of fitted wall and base units, 1 bowl sink and drainer unit, tiled splashback, wall-mounted central heating combi boiler, space for a cooker, stainless steel extractor fan, space for a fridge/freezer.

LOUNGE: 4.0m x 4.4m (13'0" x 14'5"); with sliding doors leading to conservatory.

CONSERVATORY: 3.8m x 2.3m (12'5" x 7'7"); with PVC frames, 2 wall light points, tiled flooring and French doors to rear garden.

FIRST FLOOR:

LANDING: with loft access.

BEDROOM ONE: 2.8m x 2.6m (9'4" x 8'8").

BEDROOM TWO: 4.0m x 2.4m (13'1" x 7'10"); with 2 storage cupboards.

BATHROOM: with a 3-piece suite in white comprising a low level W.C, pedestal handwash basin, vanity cupboard and a panelled bath with electric shower over, partially tiled walls, extractor fan, heated towel rail.





OUTSIDE: To the front of the property are two parking spaces and a pathway leading around the side of the property to the rear garden. The rear garden enjoys a southerly aspect and has a paved patio and planting borders.

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.

COUNCIL TAX BAND B.

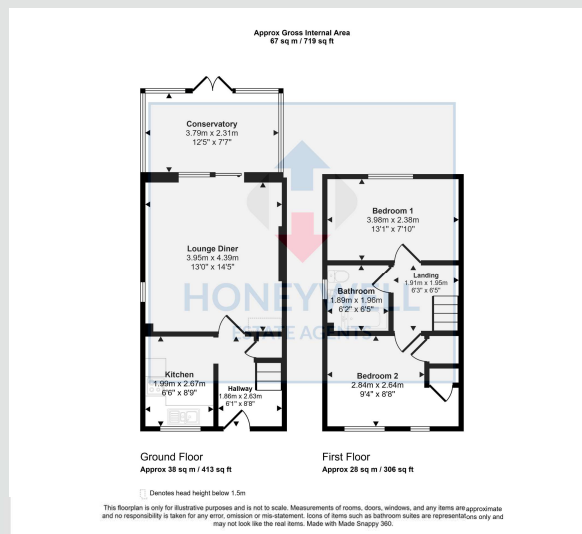
Section 106 Agreement: The property is subject to a 106 agreement and offered to the market at a 15% discount (to selected buyers) of £180,000. Please ask for more details.

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.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27+VAT per person for this service.





1 Colthirst Drive, Clitheroe BB7 2EJ
 MJ/SW/270426

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

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.