

25 BLAKEWATER ROAD  
CLITHEROE  
BB7 2FS

£177,950



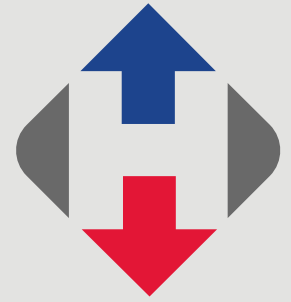
- Modern semi-detached house
- 2 double bedrooms
- Superb open-plan accommodation
- Driveway & garden to the rear
- Cloakroom & utility cupboard
- 3-piece bathroom with shower
- Freehold
- 54 m2 (585 sq ft) approx.

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A smart modern semi-detached house situated on this popular development which is within walking distance of the river and Edisford Bridge. The house offers great accommodation which would suit couples and first-time buyers.

The ground floor has an entrance hall with utility cupboard, a 2-piece cloakroom and a lovely open-plan kitchen and living area with French doors opening onto the rear garden. Upstairs there are two double bedrooms and a 3-piece bathroom with shower over the bath.

Externally there is a driveway to the front and a path along the side of the house leads to an enclosed lawned rear garden. The property is freehold, free from ground rent and also benefits from gas central heating, PVC double glazing and some integrated kitchen appliances. Viewing is recommended.



**LOCATION:** Travelling from Clitheroe centre out of town on Henthorn Road proceed to the end and follow the right-hand bend into Blakewater Road. Continue straight on and the house can be found on the left after passing Croal Road.

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

**ENTRANCE:** Through half-glazed front door into:

**ENTRANCE HALLWAY:**

**UTILITY CUPBOARD:** With double doors, base cupboard with laminate work surface, plumbing for a washing machine and wall-mounted Ideal combination central heating boiler.

**CLOAKROOM:** 2-piece white Roca suite comprising a low suite w.c. with push button flush and pedestal wash-hand basin with chrome mixer tap and tiled splashback.

**OPEN-PLAN KITCHEN & LIVING AREA:** 4.0m x 5.4m (13'2" x 17'9");

**Kitchen Area:** With a modern range of cream gloss wall and base units with complementary dark wood effect laminate work surface, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, stainless steel 4-ring gas hob with stainless steel splashback and stainless steel extractor canopy over, integrated fridge-freezer, recessed spot lighting, spindle staircase off to first floor and wood effect luxury vinyl tiled floor.

**Lounge Area:** With television point, glazed PVC doors opening onto rear garden with windows to either side and luxury vinyl wood effect tiled floor.

**FIRST FLOOR**

**LANDING:** With loft access and spindles and balustrade.

**BEDROOM ONE:** 4.0m x 2.3m (13'1" x 7'8"); to the rear with television point.





**BEDROOM TWO:** 4.0m x 2.3m (13'1" x 7'6"); to the front with two windows.

**BATHROOM:** With a 3-piece Roca suite in white comprising a low suite w.c., pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, part-tiled walls, extractor fan, chrome heated ladder style towel rail and shaver point.

**OUTSIDE:** To the front of the property is a gravelled front garden for easy maintenance with planting border with mature shrubs. There is a tarmac driveway providing private parking and a paved pathway leading to the side access. Gated access along the side of the house leads to an enclosed rear garden which is mainly laid to lawn with paved patio area, timber boundary fencing, timber storage shed and outside light.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames throughout.

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



**COUNCIL TAX BAND B.**

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

**TENURE:** Freehold.

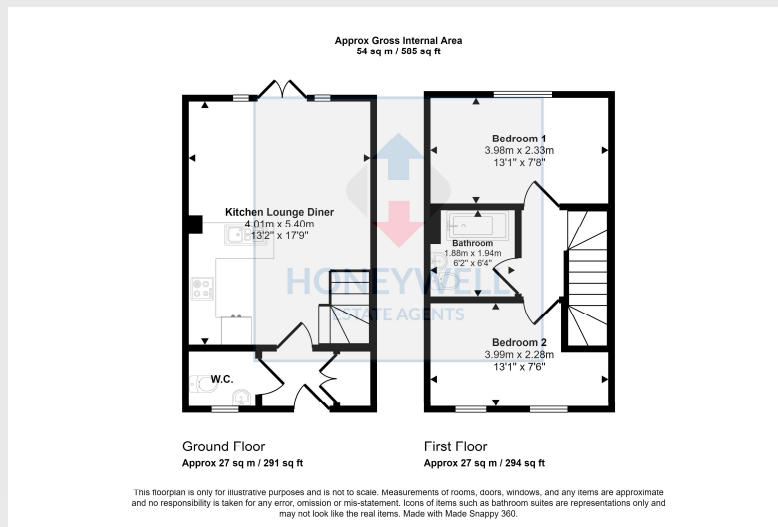
**SERVICE CHARGE:** There is an estate charge of approximately £160 per year.

**ADDITIONAL INFORMATION:** Remainder of 10 year new house builder guarantee, the property was built in 2015.

**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.





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CD/CJ/260923

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