

17 CHATBURN ROAD  
CLITHEROE  
BB7 2AW

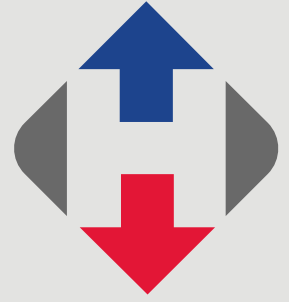
£170,000



- Garden fronted stone terrace
- 2 double bedrooms
- 2 separate reception rooms
- Large 3-piece bathroom
- Good-sized paved rear yard
- Convenient for the town centre
- Gas CH & PVC double glazing
- 86 m2 (926 sq ft) approx.

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**A spacious stone mid terraced house situated in this popular convenient location which is with walking distance of Clitheroe town centre and the train station. This attractive terrace has an entrance hallway, two separate reception rooms and a kitchen to the rear. Upstairs, there are two double bedrooms and a spacious 3-piece bathroom which is over the kitchen.**



**Outside there is a forecourt garden to the front and a large paved rear yard with shed.**

**The house benefits from gas central heating, PVC double glazing and offers the ideal opportunity for a first-time buyer. Viewing is recommended.**

**LOCATION:** From our sales office in the centre of Clitheroe proceed straight on along Castle Street and continue straight on passing the library into York Street. At the roundabout carry straight on into Chatburn Road and the property is located in the second row of terraces on the left-hand side.

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

**ENTRANCE:** Through PVC front door into:

**ENTRANCE VESTIBULE:** With coat hooks and glazed door leading to:

**HALLWAY:** With feature plasterwork, picture rail, laminate flooring and staircase off to first floor.

**SITTING ROOM:** 3.2m x 3.9m (10'4" x 12'9"); with feature coved cornicing, picture rail, laminate flooring and television point.

**LOUNGE:** 3.3m x 4.5m (10'10" x 14'9"); with laminate flooring, television point, understairs storage area and half-glazed door to:

**KITCHEN:** 2.2m x 3.6m (7'1" x 11'8"); with a fitted range of pine wall and base units with complementary laminate work surface and tiled splashback, one-and-a-half bowl single drainer sink unit with mixer tap, stainless steel electric fan oven, stainless steel 4-ring gas hob, plumbing for a washing machine, space for under-counter fridge, tiled floor and half-glazed PVC door to rear yard.

**FIRST FLOOR:**

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

**BEDROOM ONE:** 4.2m x 4.0m (13'8" x 13'0").

**BEDROOM TWO:** 2.5m x 4.4m (8'3" x 14'5"); with picture rail.





**BATHROOM:** A spacious bathroom with a 3-piece white suite comprising low suite w.c., pedestal wash-hand basin with chrome taps and tiled splashback, and a cast iron bath with chrome taps and Mira electric shower over. Part-tiled walls, extractor fan, laminate flooring and airing cupboard housing Worcester combination central heating boiler.

**OUTSIDE:** There is a forecourt garden which is gravelled for easy maintenance to the front with wrought iron railings, stone gate post and paved pathway to front door.

To the rear there is a large enclosed paved yard with stone boundary wall, timber shed and gated access.

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

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

**COUNCIL TAX BAND B.**

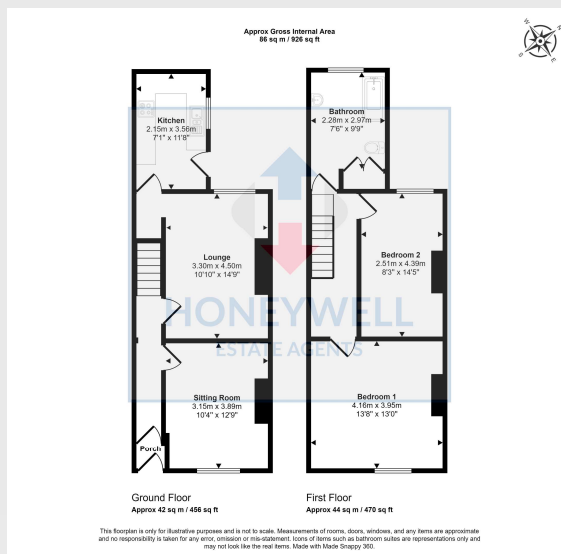
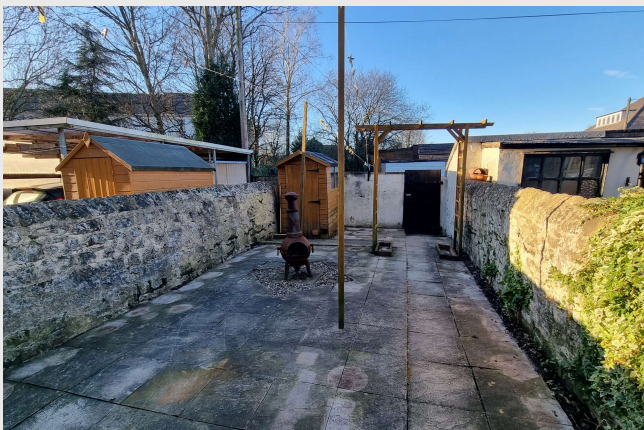
**EPC:** The energy efficiency rating of the property is D.



**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.





17 Chatburn Road, Clitheroe, BB7 2AW  
CD/CJ/160124

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1 Castlegate, Clitheroe. BB7 1AZ  
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T: 01282 698200 E: barrowford@honeywell.co.uk

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