

44 LITTLEMOOR ROAD  
CLITHEROE  
BB7 1ES

£167,000



- Stunning mid terrace property
- Renovated accommodation
- 2 good-sized double bedrooms
- Stunning open-plan fitted kitchen
- Modern 3-piece shower room
- Indian stone rear yard with decked patio
- Gas CH & UPVC double glazing
- 75m<sup>2</sup> (804 sq ft) approx.

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Situated in a sought after part of town, a short walk from the centre and its many amenities, this mid terrace property has been lovingly remodelled and modernised by the current owners to provide a charming and unique home.

The property has been opened up to provide a spacious and bright dining kitchen with a high quality fitted kitchen with built-in appliances and patio doors opening onto the rear garden. The dining room in turn opens into a spacious living room which has had a corner multi-fuel burner and bespoke shutter blinds fitted. On the first floor there are two good-sized double bedrooms, both with plenty of storage space, and a large modern shower room with a 3-piece suite, fully tiled walls and floor.

The property enjoys a large, attractive enclosed yard to the rear which is mainly Indian stone flagged with a good-sized decked patio, timber shed and summer house.

**LOCATION:** From our sales office travel down Castle Street and follow the road around to the right onto Wellgate. Continue straight down to the bottom of Wellgate and at the T-junction turn right and then immediately left at the roundabout. Continue straight, now on Pendle Road before turning right onto Hayhurst Street. Follow Hayhurst Street until it turns into Littlemoor Road, number 44 is on the right hand side.

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

**ENTRANCE HALLWAY:** With a composite external door, staircase to the first floor landing, 4 separate understairs storage cupboards and electric meter points.

**LIVING ROOM:** 3.6m x 4.2m (11'9" x 13'11"); with multi-fuel burner set in the corner on a stone hearth, wood effect flooring, television point, telephone point, open to:

#### **DINING KITCHEN:**

Dining Area: 2.7m x 2.7m (8'11" x 8'9").

Kitchen Area: 2.4m x 2.7m (7'11" x 8'11").



With a range of modern base and wall storage cupboards with complementary work surfaces and a range of built-in appliances including electric oven, combination microwave, fridge-freezer, washing machine and 4-ring electric hob with extractor hood over. One-and-a-half bowl sink unit incorporated into the work surface, low voltage lighting, part-tiled walls, mirrored splashback and UPVC patio doors to the rear garden.

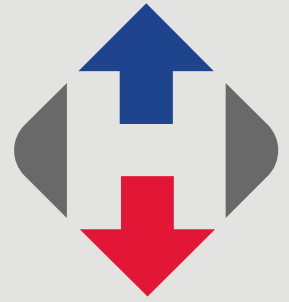
#### **FIRST FLOOR:**

**LANDING:** With attic access.

**BEDROOM ONE:** 4.3m x 3.2m (14'3" x 10'6"); with built-in storage cupboard and television point.

**BEDROOM TWO:** 2.9m x 3.7m (9'7" x 12'0"); with built-in wardrobes to 2 walls and television point.

**SHOWER ROOM:** With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a walk-in shower enclosure with plumbed shower, heated stainless steel towel rail, fully tiled walls and floor, built-in shelving and wall-mounted combination central heating boiler.





**OUTSIDE:** To the front of the property is a low maintenance walled garden. To the rear is a good-sized enclosed rear yard, the majority of which is Indian stone flagged with a large raised flowerbed, timber storage outhouse, timber wood shed and timber summerhouse. The yard also benefits from a large raised decked patio area with a westerly aspect overlooking the school playing fields.

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

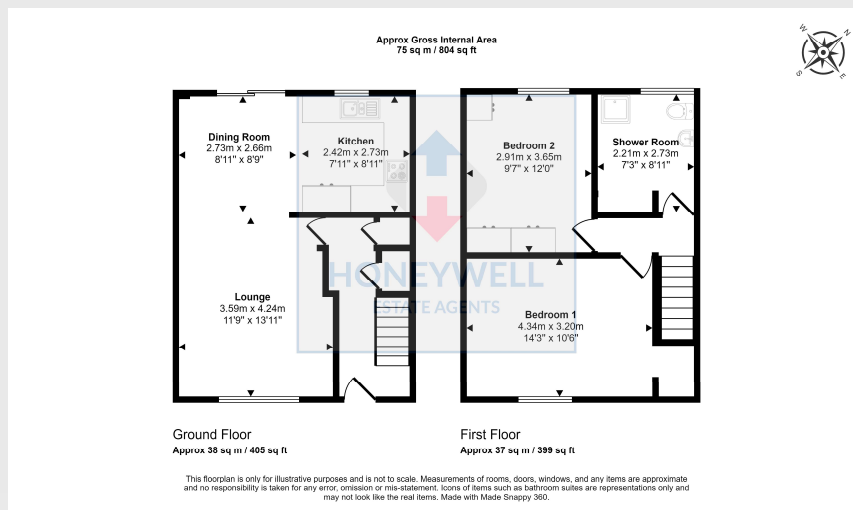
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

**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.





*44 Littlemoor Road, Clitheroe, BB7 1EG*  
*MJ/CJ/090224*

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