

22 MONTAGUE STREET  
CLITHEROE  
BB7 2EB

£169,950



- Garden fronted stone terrace
- 2 bedrooms
- 2 separate reception rooms
- Popular convenient location
- Fitted kitchen, enclosed yard
- 4-piece bathroom with separate shower
- Gas CH & double glazing
- 82 m2 (888 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**An attractive garden fronted stonebuilt terrace house situated on this popular street which is within walking distance of Clitheroe town centre and all its amenities.**

**The house has a porch, hallway, dining room to the front and a good-sized lounge leading through to the kitchen. Upstairs there are two bedrooms and a 4-piece bathroom with separate shower enclosure. Outside there is a forecourt garden at the front and an enclosed yard to the rear.**

**Montague Street is situated in a sought-after area just off Castle View and offers great access to the train station, Booths supermarket, the castle grounds, shops, bars and restaurants.**

**LOCATION:** From our office turn left down the hill along Parson Lane, carry straight on at the mini roundabout and after crossing the railway bridge turn first right into Castle View and then second left into Montague Street.

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

**ENTRANCE:** Through PVC front into:

**ENTRANCE VESTIBULE:** With coved corning, gas meter cupboard, tiled floor and half-glazed door to:

**HALLWAY:** With coved corning, feature plaster arch, staircase to first floor and laminate flooring.

**DINING ROOM:** 3.3m x 3.4m (10'10" x 11'3"); with coved corning, laminate flooring and electric meter cupboard.

**LOUNGE:** 4.4m x 3.9m (14'4" x 12'8"); with built-in storage set into alcove, television point, laminate flooring, understairs storage area and BT telephone point.

**KITCHEN:** 2.1m x 4.1m (6'11" x 13'3"); with a fitted range of wall and base units with complementary wood effect laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, gas cooker with oven, separate grill and 4-ring gas hob with extractor over. Plumbing for a washing machine, space for a tumble dryer, integrated dishwasher, Baxi combination central heating boiler concealed inside kitchen cabinet, tiled floor and half-glazed PVC door to rear yard.

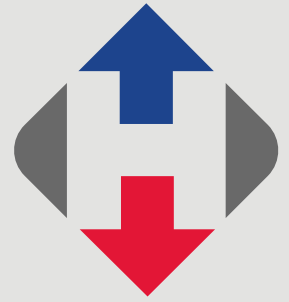
**FIRST FLOOR:**

**LANDING:** With coved corning.

**BEDROOM ONE:** 4.3m x 3.4m (14'2" x 11'1"); with feature decorative cast iron fireplace.

**BEDROOM TWO:** 2.2m x 5.0m (7'3" x 16'3"); with over stairs storage recess.

**BATHROOM:** With a 4-piece white suite comprising low suite w.c., pedestal wash-hand basin with chrome taps, corner bath with chrome shower-tap fitment and corner shower enclosure with fitted shower, part-tiled walls.







**OUTSIDE:** There is a forecourt garden to the front with stone paving stones and gravelled border. To the rear there is an enclosed yard with gated access and cold water tap.

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

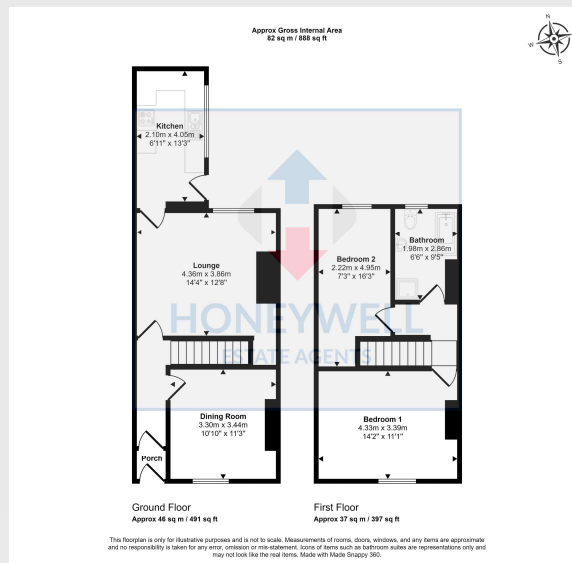
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

**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/120324

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