

13 ALMA PLACE
CLITHEROE
BB7 2LF

£187,500



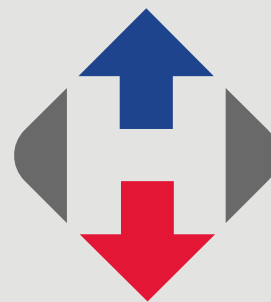
- Fully renovated bay fronted terrace
- Stunning open-plan lounge/dining area
- Newly installed kitchen
- 3 bedrooms
- Smart new bathroom with shower
- Attractive paved yard to the rear
- Quiet cul-de-sac location
- 83 m2 (897 sq ft) approx.

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A bay fronted brick built terrace which has been recently modernised to create a beautiful home which is ideal for couples, families and first time buyers.

The house has a fantastic open-plan living and dining space with a south-west facing bay window to the front letting light flood in. To the rear is a newly installed grey Shaker style kitchen with quartz work surfaces and a range of integrated appliances. On the first floor there are three bedrooms and a newly installed Heritage style bathroom with shower over the bath. The house has been redecorated with new flooring throughout. Other benefits include PVC double glazing and gas central heating.

Outside there is a paved forecourt garden to the front and at the rear is an attractive paved yard with modern fencing to provide extra privacy. Alma Place is a small street with only a few houses within this quiet location just off Millthorne Avenue. Clitheroe town centre and the Castle Grounds are around 10 minutes' walk away. Viewing is recommended.



LOCATION: From our office turn left down Parson Lane, carry straight on at the mini roundabout over the railway bridge into Bawdlands. Turn second left into Henthorn Road, then third left into Millthorne Avenue, right into Manor Road and left at the end into Alma Place.

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

ENTRANCE: Through composite front door into:

ENTRANCE PORCHWAY: With recessed spotlighting and doorway to:

LARGE OPEN-PLAN LOUNGE & DINING AREA: 4.6m x 8.3m (15'1" x 27'4"); a stunning open-plan room with south-west facing bay window to the front, feature fireplace, coved cornicing, recessed spotlighting, built-in shelving and storage cupboards in each alcove, laminate flooring, dining area, spindle staircase off to first floor with understairs storage cupboard which is plumbed

for a washing machine and modern sliding door to:

KITCHEN: 2.3m x 3.8m (7'7" x 12'7"); a newly installed grey Shaker style kitchen with complementary white quartz work surface and tiled splashback, one-and-half bowl stainless steel sink unit with draining board carved into worktop with chrome mixer tap, electric fan oven with 5-ring induction hob and stainless steel and glass extractor canopy over, integrated fridge-freezer, integrated slimline dishwasher, central heating boiler enclosed in kitchen wall cupboard, recessed spotlighting and half-glazed PVC door leading to rear yard.

FIRST FLOOR:

LANDING: With loft access and coved cornicing.

BEDROOM ONE: 2.7m x 4.6m (8'11" x 15'1").

BEDROOM TWO: 1.8m x 3.7m (5'9" x 12'2").





BEDROOM THREE: 2.0m x 3.2m (6'5" x 10'4").

BATHROOM: Newly installed Heritage style 3-piece suite with low suite w.c., wash-hand basin with chrome taps and tiled splashback, panelled bath with wall-mounted chrome mixer tap, electric shower over, glass shower screen, feature white brick tiled walls, tall heated ladder style towel rail, recessed spotlighting and over stairs storage cupboard.

OUTSIDE: To the front of the property is a paved forecourt front garden with gravelled border for easy maintenance and a brick boundary wall. A wrought iron gate and pathway lead to the front door. To the rear there is an attractive paved enclosed rear yard with modern fencing and cold water tap.

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

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

COUNCIL TAX BAND B.

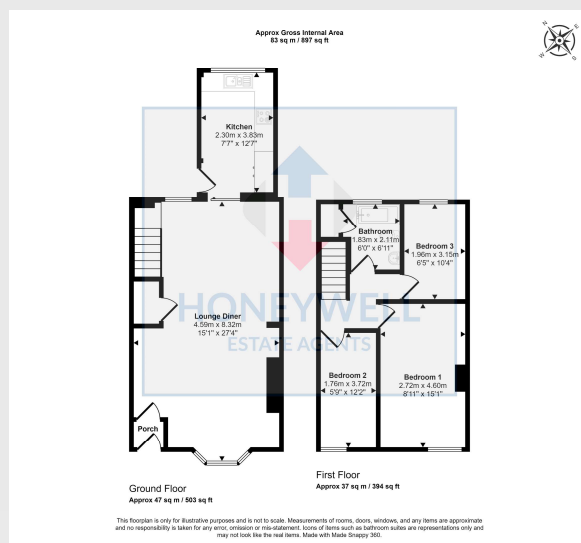


EPC: The energy efficiency rating for this property is D.

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.





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CD/CJ/180624

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