

14-16 HIGHFIELD ROAD
CLITHEROE
BB7 1NE

£279,950

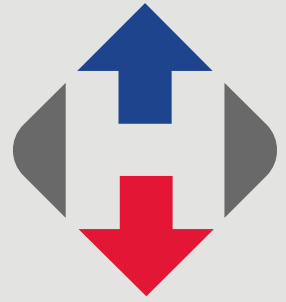


- Stunning double-fronted cottage
- 3 double bedrooms, master en-suite
- Large lounge, open-plan living kitchen
- Snug with brick arched ceiling
- South-facing Indian stone flagged garden
- Convenient for Clitheroe town centre
- Gas CH & UPVC double glazing
- 123m² (1,323 sq ft) approx.

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Situated a short walk from Clitheroe town centre and its plentiful amenities, this stunning large double-fronted cottage was once two separate dwellings which have now been knocked through to provide a unique, spacious and characterful home with beautiful high quality accommodation throughout.

The property enjoys three spacious double bedrooms, the master benefitting from a modern 3-piece en-suite shower room, and a 4-piece house bathroom. On the ground floor, the spacious lounge has a striking wood burner whilst the living kitchen offers plenty of light and bright space with modern units and appliances. To the rear of the property is a stunning snug with an arched feature ceiling and patio doors onto the low maintenance south-facing rear garden.



LOCATION: From our sales office, proceed down Castle Street, turn right onto Wellgate and right again onto Lowergate. Turn left onto Highfield Road and follow this road down to the bottom and straight over the junction. Number 14-16 is on the right hand side.

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

ENTRANCE HALL: With UPVC external door and staircase to the first floor landing.

LIVING KITCHEN: 3.3m x 6.8m (10'11" x 22'5"); with a range of fitted base and matching wall storage cupboards with built-in appliances including fridge and freezer, dishwasher, electric oven, 4-ring electric hob with a stainless steel extractor hood over, single drainer stainless steel sink unit, built-in washing machine, freestanding centre island, laminate wood effect flooring, part-tiled walls, understairs storage cupboard, low voltage lighting and UPVC external door to the rear of the property.

LIVING ROOM: 4.2m x 6.9m (13'11" x 6'9"); with a multi-fuel burner set in a feature cut stone surround with stone hearth, television point and telephone point.

SNUG: 2.6m x 3.1m (8'8" x 10'2"); with feature arch brick ceiling, feature lighting, tiled floor and UPVC patio doors to the rear garden.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.4m x 3.1m (14'5" x 10'3"); with cosmetic feature fireplace.

EN-SUITE SHOWER ROOM: With a modern 3-piece suite in white comprising a low level w.c, pedestal wash-hand basin and a corner shower enclosure with plumbed rainfall shower and separate mixer shower, fully tiled walls and heated stainless steel towel rail.





BEDROOM TWO: 3.2m x 3.4m (10'8" x 11'1"); with cosmetic feature fireplace, built-in wardrobe and built-in overhead storage.

BEDROOM THREE: 4.3m x 2.4m (14'3" x 8'0").

BATHROOM: With a 4-piece white suite comprising a low level w.c., pedestal wash-hand basin, a corner bath and a shower enclosure with plumbed rainfall shower and separate mixer shower, fully tiled walls, tiled floor, low voltage lighting and extractor fan.

OUTSIDE: To the rear of the property is an enclosed majority low maintenance Indian stone flagged yard with flowerbeds surrounding and a timber storage shed and wood store. The rear garden is south facing.

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 C.

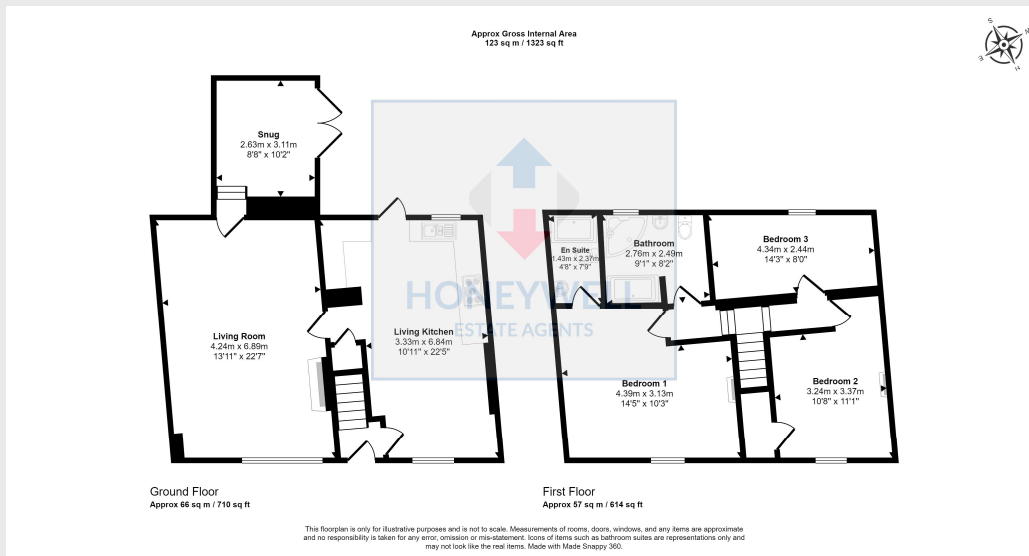


EPC: The energy efficiency rating of the property D.

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.





14-16 Highfield Road, Clitheroe, BB7 1NE
MJ/CJ/180624

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