

10 PIMLICO ROAD  
CLITHEROE  
BB7 2AG

£235,000



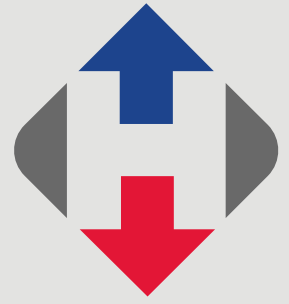
- Large stonebuilt terrace property
- Lounge with wood burner
- Open-plan dining room & kitchen
- Spacious 4-piece bathroom
- 3 bedrooms (including attic room)
- Sought after location, close to town centre
- Gas CH & UPVC double glazing
- 134 m2 (1,442 sq ft) approx.

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**Situated within a few minutes' walk of Clitheroe town centre and its amenities, this large stonebuilt terrace property offers spacious living accommodation over three floors.**

**The property has three large double bedrooms (including the attic room) and a large 4-piece bathroom with a shower on the first floor. The ground floor offers a separate lounge with burner and bay window, an open-plan dining room and kitchen, along with a sunroom.**

**Outside is an enclosed low maintenance yard to the rear with a useful attached storeroom and an attractive front garden.**



**LOCATION:** From our sales office drive down Castle Street and proceed straight down onto York Street. At the roundabout turn left onto Well Terrace and then right at the next roundabout onto Pimlico Road. Number 10 is on the right-hand side.

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

**ENTRANCE PORCH:** With a composite external door, single glazed internal door, tiled floor and meter cupboards.

**HALLWAY:** With staircase to the first floor landing and feature ceiling arch.

**LOUNGE:** 3.6m x 4.7m (11'10" x 15'6"); with a multi-fuel stove sat on a stone hearth with brick surround, 2 wall light points, television point, electric meter cupboard and feature bay window.

**DINING ROOM:** 3.8m x 4.2m (12'5" x 13'11"); with laminate wood effect flooring, understairs storage cupboard and open to:

**FITTED KITCHEN:** 2.3m x 4.0m (7'5" x 13'1"); with base and wall level storage cupboards and complementary work surfaces, Leisure range with dual ovens and 5-ring hob, plumbed and drained for an automatic dishwasher, plumbed and drained for an automatic washing machine, space for fridge-freezer, extractor fan, television point and low voltage lighting.

**SUNROOM:** 2.0m x 3.4m (6'8" x 11'1"); with laminate wood effect flooring, 2 wall light points and UPVC patio doors to the rear yard.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor.

**BEDROOM ONE:** 4.8m x 4.1m (15'10" x 13'4").

**BEDROOM THREE:** 2.8m x 4.4m (9'2" x 14'5"); with built-in wardrobes.





**BATHROOM:** With a 4-piece suite in white comprising a large panelled bath, corner shower enclosure with plumbed shower, low level w.c. and a pedestal wash-hand basin, built-in storage cupboard housing Worcester combination central heating boiler.

#### **SECOND FLOOR:**

**BEDROOM TWO:** 4.3m x 5.3m (14'2" x 17'5"); with under eaves storage space, low voltage lighting, dormer window and double glazed Velux window.

**OUTSIDE:** To the front of the property is a low maintenance front garden. To the rear of the property is a low maintenance flagged rear yard with useful attached storage outhouse with power, light and water.

**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.**

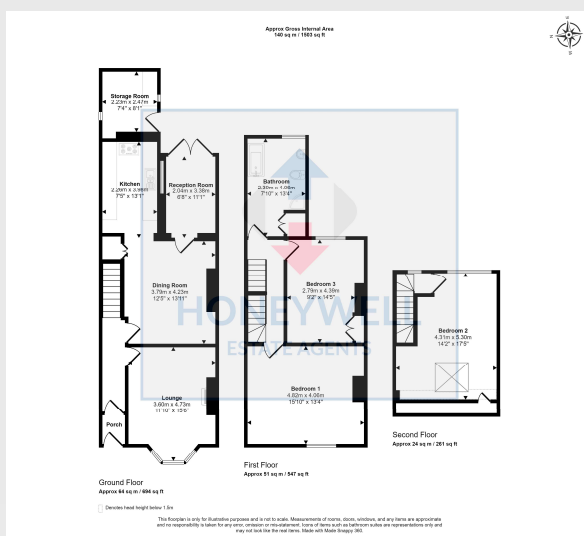


**EPC:** The energy efficiency rating of the property is D.

**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.





10 Pimlico Road, Clitheroe, BB7 2AG  
MJ/CJ/090824

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