

20 PIMLICO ROAD
CLITHEROE
BB7 2AG

£224,950



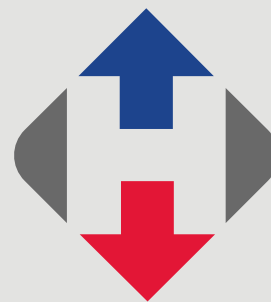
- Large stonebuilt terrace property
- 3 bedrooms, master en-suite
- Open-plan living/dining room
- 3-piece bathroom with shower
- Much sought after location
- Attached garage to rear
- Gas CH & UPVC double glazing
- 118 m2 (1,270 sq ft) approx.

honeywell.co.uk

Situated a short walk from Clitheroe town centre, this garden fronted, bay fronted, character terrace property offers well-presented accommodation throughout.

Accommodation comprises an entrance porch, hallway, spacious lounge open to dining room, fitted kitchen, two first floor double bedrooms (the master enjoying a 3-piece en-suite), house bathroom and a large converted attic bedroom which offers outlooks towards Pendle Hill.

The property benefits from an enclosed rear yard and an attached garage with power and light.



LOCATION: From our sales office travel down Castle Street and proceed straight onto York Street. At the roundabout at the end turn left onto Wellgate and then right at the next roundabout onto Pimlico Road. Number 20 is on the right hand side.

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

ENTRANCE PORCH: With a UPVC external door and glazed internal door to:

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

LOUNGE: 3.8m x 4.4m (12'4" x 14'3"); with feature bay window, multi-fuel stove in a feature surround, television point and open to:

DINING ROOM: 3.8m x 4.2m (12'7" x 13'10"); with understairs storage cupboard.

FITTED KITCHEN: 2.5m x 4.3m (8'1" x 14'2"); with a range of fitted base and matching wall storage cupboards with complementary work surface, built-in appliances including fridge-

freezer, dishwasher, electric oven and grill, 5-ring gas hob with extractor hood over, plumbed and drained for an automatic washing machine, one-and-a-half bowl sink unit, low voltage lighting and tiled floor.

LEAN-TO: 2.2m x 1.2m (7'4" x 4'0"); with a tiled floor and glazed external door to the rear yard.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 3.5m x 3.8m (11'4" x 12'5"); with built-in wardrobe to one wall and television point.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low level w.c., pedestal wash-hand basin, corner shower enclosure with plumbed shower and heated towel rail.

BEDROOM THREE: 3.1m x 4.1m (10'1" x 13'5").





BATHROOM: 3-piece white suite comprising a low level w.c., pedestal handwash basin and a panelled bath with plumbed shower over, part-tiled walls.

SECOND FLOOR:

BEDROOM TWO: 4.5m x 4.5m (14'10" x 14'9"); with dormer window with outlooks towards Pendle Hill, built-in under eaves storage space and television point.

OUTSIDE: To the front of the property is a low maintenance front garden with wrought iron fencing and gate. To the rear of the property is low maintenance enclosed yard.

ATTACHED GARAGE: 2.5m x 4.8m (8'1" x 15'10"); with up-and-over door, power and light points.

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.

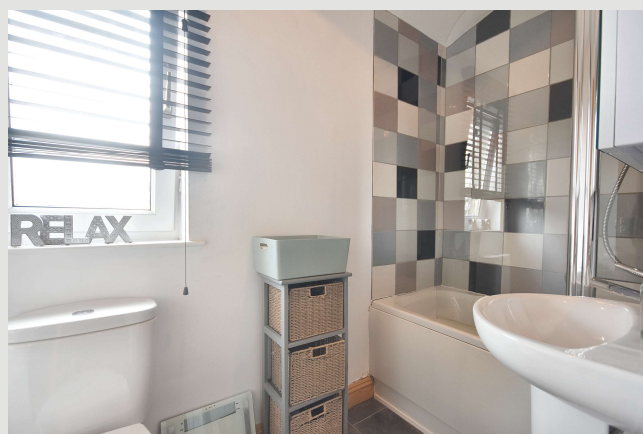


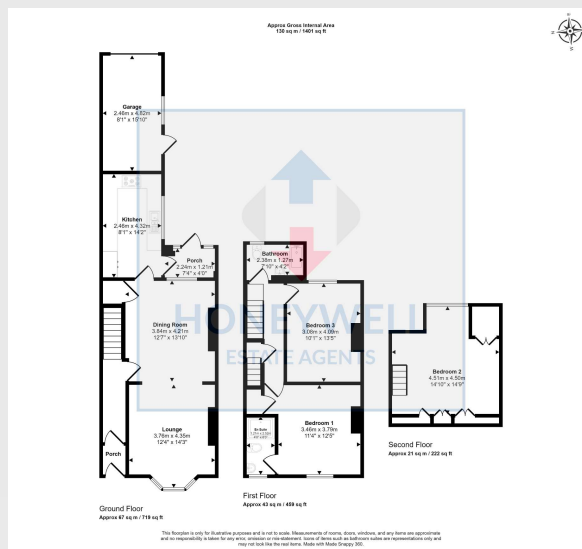
COUNCIL TAX BAND C.

EPC: The energy efficiency rating 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.





20 Pimlico Road, Clitheroe, BB7 2AG
MJ/CJ/060824

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.