

41 PIMLICO ROAD  
CLITHEROE  
BB7 2AG

£230,000



- Large stonebuilt terrace property
- Open-plan living & dining room
- Much sought after location
- Now requires updating
- 2 spacious bedrooms plus attic room
- Large 4-piece bathroom with shower
- Outhouse & parking space to rear
- 123 m2 (1,329 sq ft) approx.

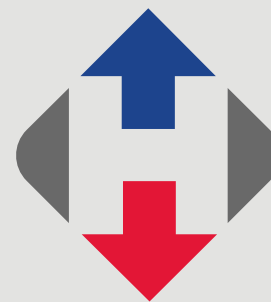
[honeywell.co.uk](http://honeywell.co.uk)



**This spacious stonebuilt terrace offers ample living accommodation and is situated within walking distance of Clitheroe town centre. The property does not require updating but offers great potential for first time buyers, investors and families.**

**Accommodation on the ground floor comprises an entrance porch, hallway, spacious lounge with beautiful views of Pendle Hill open to dining room and fitted kitchen. On the first floor there are two good-sized bedrooms and a large bathroom. On the second floor is a converted attic room.**

**Outside there is a garden forecourt to the front and to the rear there is a yard with a parking space as well as a useful outhouse.**



**LOCATION:** From our sales office travel down Castle Street and straight on into York Street to the roundabout. Turn left and at the next roundabout turn right into Pimlico Road. Follow the road down for a short while and number 41 is located on the left hand side

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

**ENTRANCE VESTIBULE:** With part-glazed UPVC external door, tiled flooring, coved cornicing, gas meter cupboard and part-glazed wooden internal door into:

**HALLWAY:** With coved cornicing, feature archway and staircase to first floor landing.

**LOUNGE:** 3.9m x 4.6m (12'8" x 15'0"); with gas fire (not currently connected), wall light points, large bay window with views of Pendle Hill, cornicing, shelving and open to:

**DINING ROOM:** 3.9m x 4.2m (12'10" x 13'8"); with feature archway, cornicing, electric fire with

tiled hearth, sliding patio doors to the rear yard and doorway to:

**KITCHEN:** 2.8m x 4.6m (9'1" x 14'11"); with a range of fitted matching wall and base units with complementary work surfaces, two-and-a-half bowl stainless steel sink unit, integrated oven, electric hob with extractor over, wall-mounted microwave, wall-mounted central heating boiler, part-laminate tiled flooring, understairs storage cupboard and part-glazed wooden external door to rear yard.

**FIRST FLOOR:**

**SPLIT-LEVEL LANDING:** With staircase to attic room with understairs storage.

**BEDROOM ONE:** 4.8m x 3.9m (15'11" x 12'10").

**BEDROOM TWO:** 3.3m x 4.2m (10'9" x 13'8").





**BATHROOM:** 4-piece suite comprising a pedestal wash-hand basin, low level w.c. with push button flush, corner walk-in shower enclosure with electric shower and a panelled bath with mixer tap, storage cupboards housing water tank and shelving, part-tiled walls, part-vinyl flooring.

**ATTIC BEDROOM:** 4.5m x 2.6m (14'7" x 8'6"); with eaves storage and Velux window.

**OUTSIDE:** To the front of the property is a garden forecourt with a pathway leading to the front door. There is a rear yard with an outhouse with water and electric and a parking space with double gates leading to the rear alleyway.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in a mixture of UPVC and wooden frames.

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

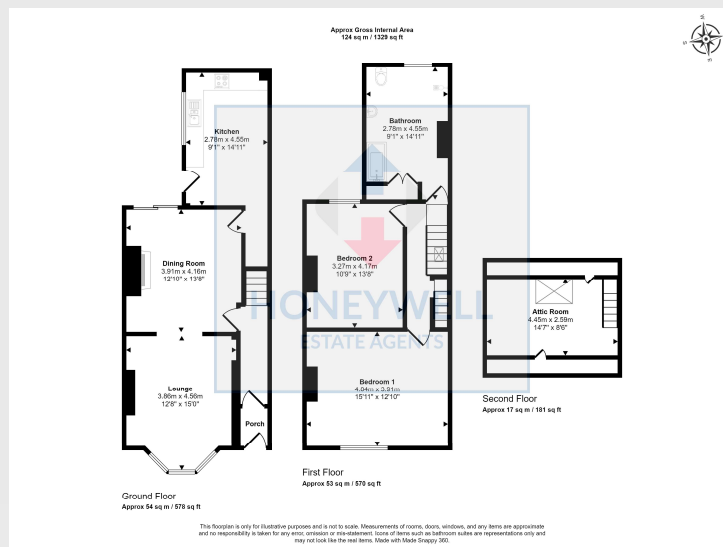
**COUNCIL TAX BAND C.**

**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.







41 Pimlico Road, Clitheroe, BB7 2AG  
SW/CJ/170924

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