

128 PIMLICO ROAD
CLITHEROE
BB7 4PT

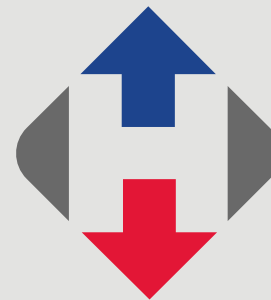
£315,000



- A semi detached family home
- Set in a large stunning plot
- Three bedrooms, bathroom
- Two reception rooms, kitchen
- Now requires modernisation
- Excellent potential for extending
- UPVC DG
- 88 m2 (949 sq ft) approx.

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Situated in a much sought after location in the town and in an envious plot with bags of potential for future extensions (subject to the relevant permissions), this semi detached home is a rare find for anyone looking to put their own stamp on a desirable, character filled property.



Current accommodation comprises an entrance hallway, living room with bay window, dining room, separate kitchen, three first floor bedrooms, a shower room and separate W.C.

The property enjoys superb size gardens, the large rear garden has an Easterly aspect but is big enough to enjoy the sun for most of the day at the far end. The property also benefits from a good size driveway and car port.

LOCATION: From our sales office travel down Castle Street and follow the road straight onto York Street. At the roundabout turn left and then at the next turn right onto Pimlico Road. Follow the road down and cross the railway bridge. Continue straight for a short while and number 128 is on the right hand side.

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

ENTRANCE PORCH: with a UPVC external door, tiled flooring.

HALLWAY: with staircase to the first floor landing, electric meters.

LOUNGE: 3.9m x 4.1m (12'8" x 13'7"); with an open fire in stone surround, feature bay window, television point.

DINING ROOM: 3.2m x 3.5m (10'8" x 11'7"); with understairs storage cupboard.

BREAKFAST KITCHEN: 2.3m x 3.7m (7'8" x 12'0"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven and grill, four ring electric hob with extractor hood over, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: with attic access point.

BEDROOM ONE: 3.9m x 3.6m (12'9" x 11'10").

BEDROOM TWO: 3.0m x 2.7m (9'10" x 8'11"); with built-in cupboards.

BEDROOM THREE: 2.7m x 2.7m (8'10" x 8'11").





SHOWER ROOM: 1.8m x 1.6m (5'11" x 5'4"): with a two piece suite in white comprising a pedestal handwash basin and corner shower enclosure with Aqualisa shower, tiled walls, separate W.C with low level W.C, fully tiled walls.

OUTSIDE: The property is situated in a great size plot with large lawned gardens to the front and a driveway leading to a carport with path around the side of the property. To the rear of the property is an excellent sized majority lawned rear garden with flower beds, shrubs and hedged borders. The garden is plenty large enough to allow future extensions subject to the relevant permissions.

HEATING: Double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND D.

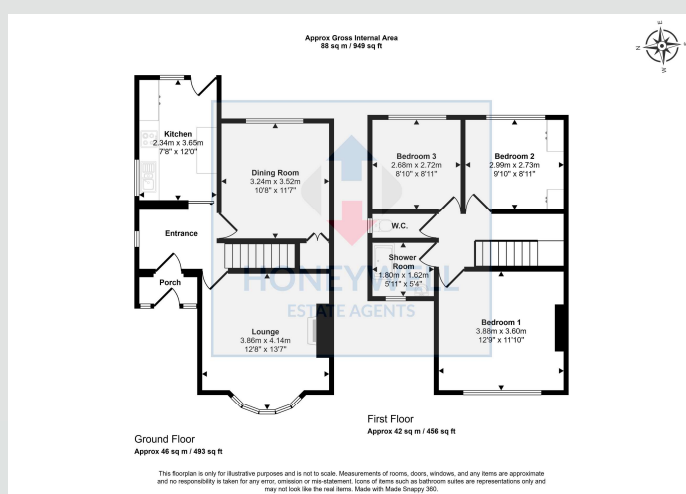


VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





128 Pimlico Road, Clitheroe, BB7 4PT
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