

24 MALKIN STREET  
CLITHEROE  
BB7 2RW

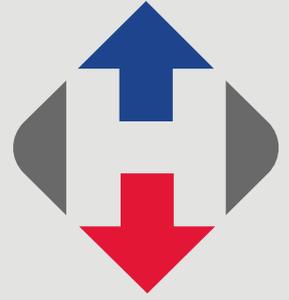
£319,950



- Modern semi-detached family home
- Set in a stunning position
- 3 bedrooms, master en-suite
- Spacious living room
- Fitted dining kitchen
- Gardens, garage & driveway
- Adjoining open space with views
- 78 m2 (840 sq ft) approx. plus garage

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

**Set on the sought after Waddow Heights development, tucked away on a small, quiet cul-de-sac and enjoying the very end position with outlooks over the surrounding countryside to two sides, 24 Malkin Street is presented to an immaculate standard throughout.**



**Accommodation comprises an entrance hallway, cloakroom, dual aspect lounge, fitted dining kitchen with patio doors and outlooks over the surrounding countryside, three first floor bedroom with the master enjoying an en-suite shower room, and a separate house bathroom.**

**Outside the property benefits from a separate garage and a driveway for two cars.**

**LOCATION:** From our sales office travel down Castle Street and straight onto York Street. At the roundabout take the first exit to the left onto Well Terrace and proceed straight over the next roundabout onto Waddington Road. Turn right under the railway bridge, follow the road down before turning left onto the Waddow Heights development on Malkin Street. Follow the road along and then turn down a small unmarked cul-de-sac on the right. Number 24 is at the end of the row.

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

**ENTRANCE HALLWAY:** With a composite external door, built-in storage cupboard with electric meters, television point and fibre broadband and staircase to the first floor landing.

**CLOAKROOM:** 2-piece suite in white comprising a low level w.c. and pedestal wash-hand basin.

**LIVING ROOM:** 4.7m x 3.2m (15'5" x 10'7"); a dual aspect room with views over the surrounding countryside.

**DINING KITCHEN:** 4.7m x 2.6m (15'3" x 8'8"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, 4-ring gas hob with extractor hood over, built-in electric oven, single drainer stainless steel sink unit, built-in fridge-freezer, built-in dishwasher, housed combination central heating boiler, downlighting, vinyl flooring and patio doors to the rear garden.

**FIRST FLOOR:**

**LANDING:** With attic access point and built-in storage cupboards.

**BEDROOM ONE:** 3.2m x 3.3m (10'7" x 10'8"); with low voltage lighting.

**EN-SUITE SHOWER ROOM:** Modern 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, part-tiled walls and extractor fan.





**BEDROOM TWO:** 2.6m x 3.6m (8'8" x 11'11").

**BEDROOM THREE:** 1.9m x 2.6m (6'4" x 8'7"); with low voltage lighting.

**HOUSE BATHROOM:** 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath, part-tiled walls and extractor fan.

**OUTSIDE:** The property is situated in an excellent corner plot with views surrounding, gardens to both sides, the majority of which are lawned with raised flowerbeds and partially lowered fences to take advantage of the views.

To the rear of the property is a driveway providing off-road parking for 2 cars leading to a separate GARAGE with up-and-over door.

**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 D.**

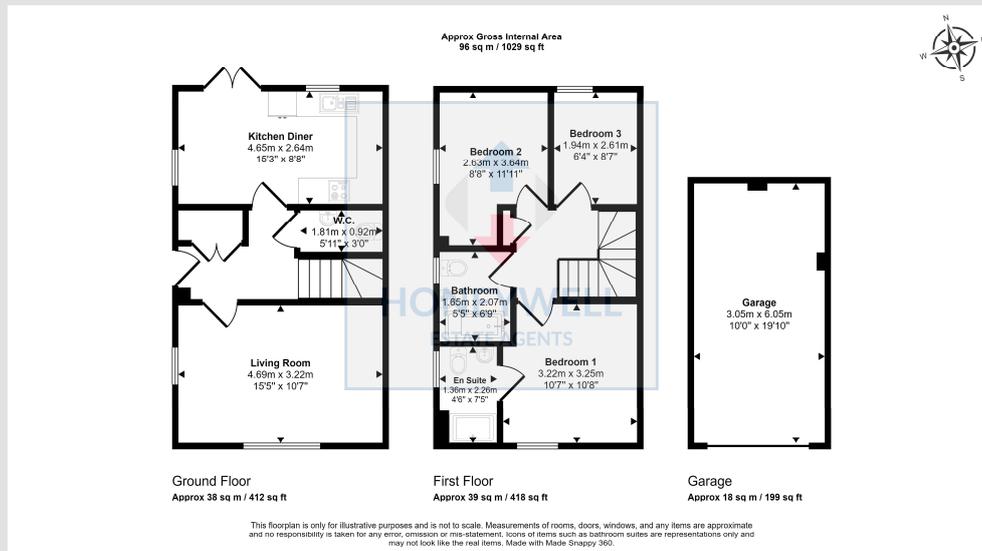


**EPC:** The energy efficiency rating for this property is B.

**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.





24 Malkin Street, Clitheroe, BB7 2RW  
MJ/CJ/280325

**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

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.