

24 PRIMROSE STREET  
CLITHEROE  
BB7 1BZ

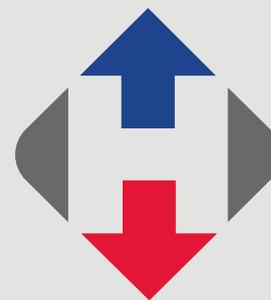
£159,950



- Attractive mid terrace house
- 2 double bedrooms
- Large open-plan living space
- Fitted kitchen with oven & hob
- 3-piece bathroom & 2-piece cloakroom
- Popular residential location
- Gas CH & UPVC double glazing
- 72 m2 (773 sq ft) approx.

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

**An attractive mid terrace house situated in this popular location which offers fantastic open-plan living accommodation and two double bedrooms. The property is conveniently located off Woone Lane, close to the Primrose Nature Reserve, and is around 10 minutes' walk from Holmes Mill and the town centre.**



**The ground floor has an open-plan living and dining area plus a kitchen and 3-piece bathroom at the rear. Upstairs there are two bedrooms and a W.C. with basin. Outside to the rear is an enclosed paved yard. Early viewing is recommended.**

**LOCATION:** Leave Clitheroe town centre passing Sainsbury's on the left and take the second exit at the mini roundabout into Whalley Road. Turn first right into Greenacre Street and then turn left into Woone Lane. Primrose Street is on the right after around 400 yards.

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

**ENTRANCE:** Through PVC front door into:

**OPEN-PLAN THROUGH LOUNGE & DINING AREA:** 3.9m x 3.6m + 4.0m x 3.6m (12'9" x 11'9" + 13'0" x 11'11"); with wall-mounted contemporary gas fire, staircase off to first floor with spindles and balustrade and windows to front and rear.

**KITCHEN:** 2.7m x 4.1m (8'9" x 13'7"); with a fitted range of wood effect wall and base units with complementary laminate work surface and tiled splashback, 2 stainless steel circular sink units with mixer tap, integrated stainless steel electric fan oven, 4-ring ceramic hob with stainless steel

extractor canopy over, tall cupboard to store fridge and freezer, plumbing for a washing machine, PVC bay window and PVC door to rear yard.

**BATHROOM:** 3-piece white suite comprising low suite W.C., pedestal wash-hand basin and a panelled bath with shower tap fitment and part-tiled walls.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.8m x 3.6m (12'6" x 11'9").

**BEDROOM TWO:** 3.6m x 2.7m (11'11" x 9'0").

**W.C.:** 2-piece suite with low suite W.C and pedestal wash-hand basin with chrome taps.





**OUTSIDE:** There is an enclosed paved yard to the rear.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

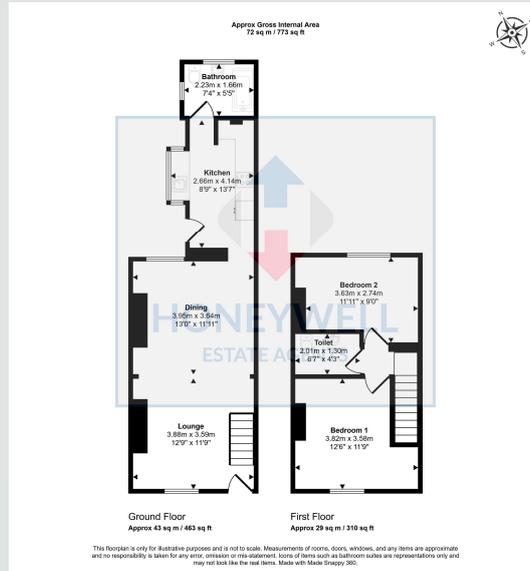
**COUNCIL TAX BAND A.**

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

**VIEWING:** By appointment with our office.

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24 Primrose Street, Clitheroe, BB7 1BZ  
CD/CE/130326

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