

2 BARN CROFT
CLITHEROE
BB7 1DY

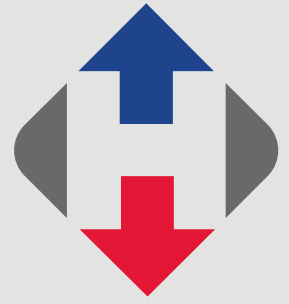
£184,950



- Stunning modern terrace home
- Off-road parking & garden
- Superb fitted dining kitchen
- Spacious living room
- 2 good-sized double bedrooms
- Bathroom with shower
- Gas CH & UPVC double glazing
- 55 m2 (589 sq ft) approx.

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Situated on a convenient small development of similar properties, this home is the middle of three properties and has been fully modernised to provide attractive, bright and spacious living accommodation. There is an excellent fitted dining kitchen that enjoys patio doors looking onto the rear garden along with a spacious living room on the ground floor. On the first floor are two double bedrooms and a 3-piece bathroom with a shower.



The property enjoys allocated off-road parking to the front and an attractive low maintenance garden to the rear. Clitheroe town centre and its growing number of amenities lie around a 10 minute walk away.

LOCATION: From our sales office travel down Parson Lane, proceed over the mini roundabout and follow the road along before taking the second left onto Henthorn Road. Follow the road down, take the second left onto Brown Street and then turn right onto Barn Croft. Number 2 is on the left hand side.

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

ENTRANCE VESTIBULE: With a composite external door, laminate wood effect flooring and electric meter cupboards.

LIVING ROOM: 3.0m x 4.4m (9'11" x 14'4"); with laminate wood effect flooring, contemporary electric fire in surround, television point, staircase to the first floor landing and glazed double doors to:

DINING KITCHEN: 3.9m x 2.5m (12'10" x 8'3"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, built-in appliances including an electric

oven, combination microwave, 4-ring electric ceramic hob with extractor over, built-in fridge-freezer, built-in washing machine, ceramic single drainer sink unit, low voltage lighting, understairs storage cupboard, laminate wood effect flooring and UPVC patio doors to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.9m x 2.6m (13'0" x 12'4"); with attic access point.

BEDROOM TWO: 3.8m x 2.3m (10'10" x 6'5"); with built-in storage cupboard.

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with electric shower over, vanity curtain and rail, part-tiled walls and extractor fan.





OUTSIDE: To the front of the property there are 2 allocated parking spaces. To the rear of the property is a low maintenance paved and pebbled garden.

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.

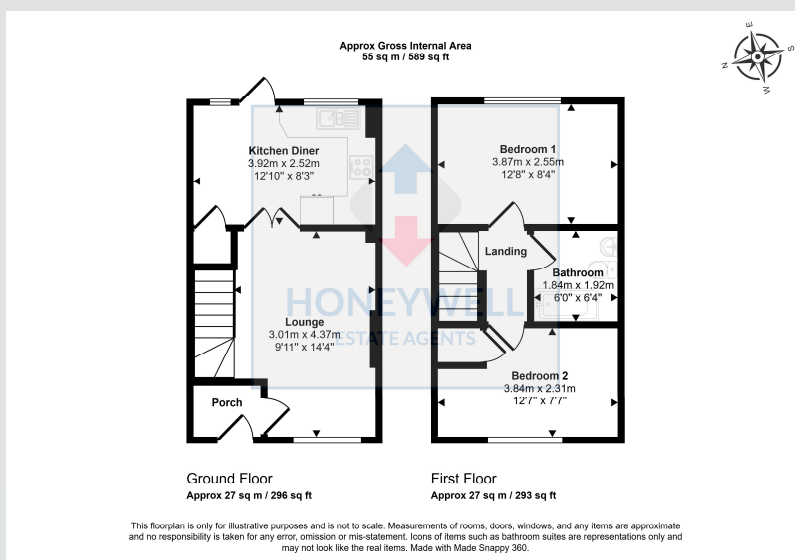
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is 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.





2 Barn Croft, Clitheroe, BB7 1DY
MJ/CJ/311025

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