

12 LITTLEMOOR VIEW
CLITHEROE
BB7 1HS

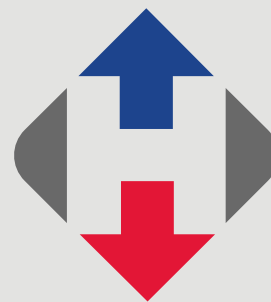
£189,950



- A stunning stone built cottage
- Large corner plot & gardens
- Modern accommodation throughout
- Gas CH & uPVC DG
- Lounge with burner, large utility outhouse
- Fantastic fitted dining kitchen
- Two double bedrooms, stunning bathroom
- 69 m2 (748 sq ft) approx.

honeywell.co.uk

Situated at the end of a row of stone built cottages, 12 Littlemoor View occupies a large corner plot with a fantastic lawned and landscaped garden and a large converted outhouse which has been split into a useful utility room and study area, but which would be useful for a variety of different things. The main accommodation has been modernised throughout and offers a lounge with wood burner, good size fully fitted dining kitchen with 2 stable doors, two first floor double bedrooms and a stunning three-piece shower room.



The property is tucked away in a quiet, little-known position but enjoys good access to the town's amenities, including shops, restaurants and bars plus services including the health centre, doctors and dentists and the railway with a direct link to Manchester city centre.

LOCATION: From our sales office proceed down Castle Street, turn right off onto Wellgate and follow the road around to the right hand side onto Lowergate. Follow the road past the Emporium and straight over the next 2 mini roundabouts onto Whalley Road. Continue up the street before turning left onto Park Street. Park up here and Littlemoor View is just around the next corner on the right.

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

LOUNGE: 3.3m x 4.1m (10'11" x 13'4"); with UPVC external door to the gardens, staircase to the first floor landing, television and telephone points, wood burner in feature stone surround with stone hearth, low voltage lighting.

KITCHEN DINER: 3.3m x 4.9m (10'10" x 16'2"); with a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces, one and a half bowl ceramic sink unit, built-in fridge freezer, built-in dishwasher, a dual oven and grill with a five ring

hob and plate warmer, extractor hood over, electric meter points, tiled flooring, partially tiled walls. Two stable doors, one to the front and one to the side.

FIRST FLOOR:

LANDING: with attic access point and combination central heating boiler in the attic.

BEDROOM ONE: 3.4m x 3.0m (11'0" x 9'8"); with fitted wardrobes to one wall, low voltage lighting.

BEDROOM TWO: 2.6m x 3.5m (8'7" x 11'7"); with fitted wardrobes, low voltage lighting.

SHOWER ROOM: 2.3m x 2.4m (7'6" x 7'11"); with a modern three-piece suite in white comprising a low level W.C, vanity wash handbasin and a corner shower enclosure with plumbed shower, heated stainless steel towel rail, fully tiled walls and floor, low voltage lighting, extractor fan.





OUTSIDE:

SNUG/STUDY 2.8m x 4.0m (9'3" x 13'1"), UTILITY 1.6m x 2.6m (5'3" x 8'4"); There is a converted outhouse split into two parts with a snug/study area with power and lighting points and a utility space with base level storage cupboards, plumbed and drained for an automatic washing machine and space for a tumble drier, UPVC external door.

To the front of the property is an Indian stone flagged yard with flowerbeds and shrubs surrounding. A gateway leads round the side of the property to an excellent sized side and rear garden split into an Indian stone flagged patio area and a laid to lawn section with flowerbeds, shrubs and trees surrounding. The gardens enjoy a south westerly aspect with sun most of the day and are not overlooked by the surrounding properties.

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 A.

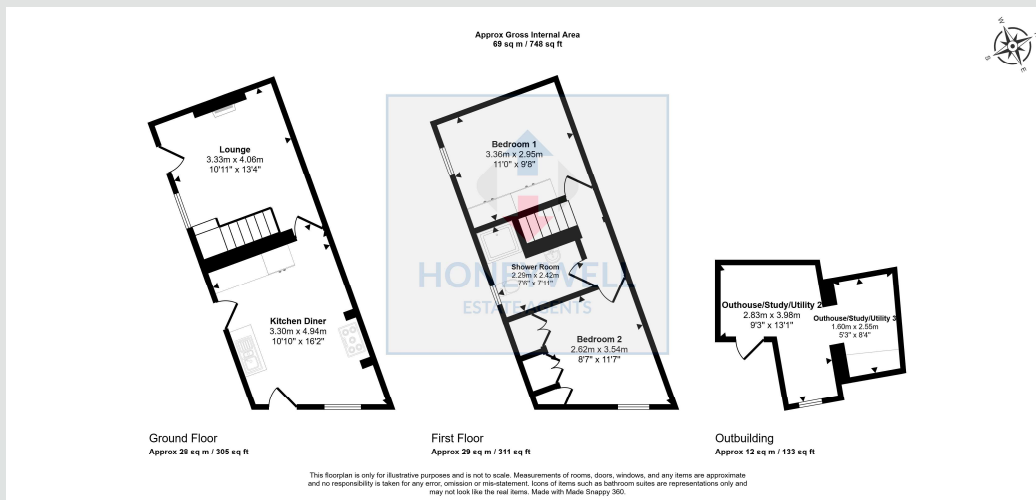


VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

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.





12 Littlemoor View, Clitheroe, BB7 1HS
MJ/CE/260626

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.