



# honeywell

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## 11 CASTLE VIEW CLITHEROE

### Offers around £150,000

- \* Large bay-fronted terrace
- \* 2 reception rooms
- \* Stunning views of the castle
- \* Kitchen & cellar
- \* 3 bedrooms including attic
- \* Requires modernisation
- \* Gas CH & PVC double glazing
- \* 120 m<sup>2</sup> (1,290 sq ft) approx.



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A large period family sized stone terrace situated in an extremely convenient location close to the town centre and with stunning views towards Clitheroe castle. This spacious house now requires updating but offers excellent potential to create a beautiful house to suit most families. The ground floor comprises two reception rooms and kitchen with stairs to the cellar and on the first floor are two double bedrooms and a large 3-piece bathroom. On the second floor is a double attic bedroom. Other benefits include gas central heating and PVC double glazing. Viewing is recommended.

**LOCATION:** From our office turn left down the hill into Parson Lane. Continue straight on at the mini roundabout, over the railway bridge and turn first right into Castle View. The house can be found towards the end of the first row on the left.

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

**ENTRANCE VESTIBULE:** Through PVC front door, coved cornicing, glazed door to hallway.

**HALLWAY:** With coved cornicing, feature plaster arch, BT telephone point and staircase off to the first floor.

**LOUNGE:** 3.9m + bay x 3.5m (12'11" + bay x 11'4"); with coved cornicing, outlooks towards Clitheroe castle, fitted gas fire with wooden surround, open to:

**DINING ROOM:** 4.3m x 3.8m (14' x 12'5"); gas fire with mahogany surround, built-in storage cupboards and drawers set into alcove.

**KITCHEN:** 3.8m x 2.7m (12'7" x 8'11"); fitted range of laminate wall and base units with complementary laminate working surfaces and tiled splashback, integrated Bosch electric oven, 4-ring gas hob with extractor over, stainless steel single drainer sink unit, plumbing for washing machine, wall-mounted Worcester combination central heating boiler, PVC door to the rear yard and door to cellar.

**CELLAR:** With stone steps down to small cellar storage area with flagged floor.







## FIRST FLOOR:

**LANDING:** With spindles and balustrade, door leading to staircase to attic bedroom 3, understairs storage cupboard.

**BEDROOM ONE (front):** 4.7m x 3.9m (15'4" x 12'10"); with outlooks towards Clitheroe castle.

**BEDROOM TWO (rear):** 4.3m x 2.9m (14'1" x 9'6").

**LARGE BATHROOM:** With 3-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with Mira Jump electric shower over, built-in storage cupboard with shelving for linen.

**ATTIC BEDROOM THREE:** 4.4m x 4.2m (14'4" x 13'10"); with PVC dormer window, excellent view towards Clitheroe castle, eaves storage.

**OUTSIDE:** Forecourt garden, wrought iron railings and gate, paved path to the front door with planting area. To the rear is an enclosed concrete yard with boundary wall and brickbuilt store.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

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

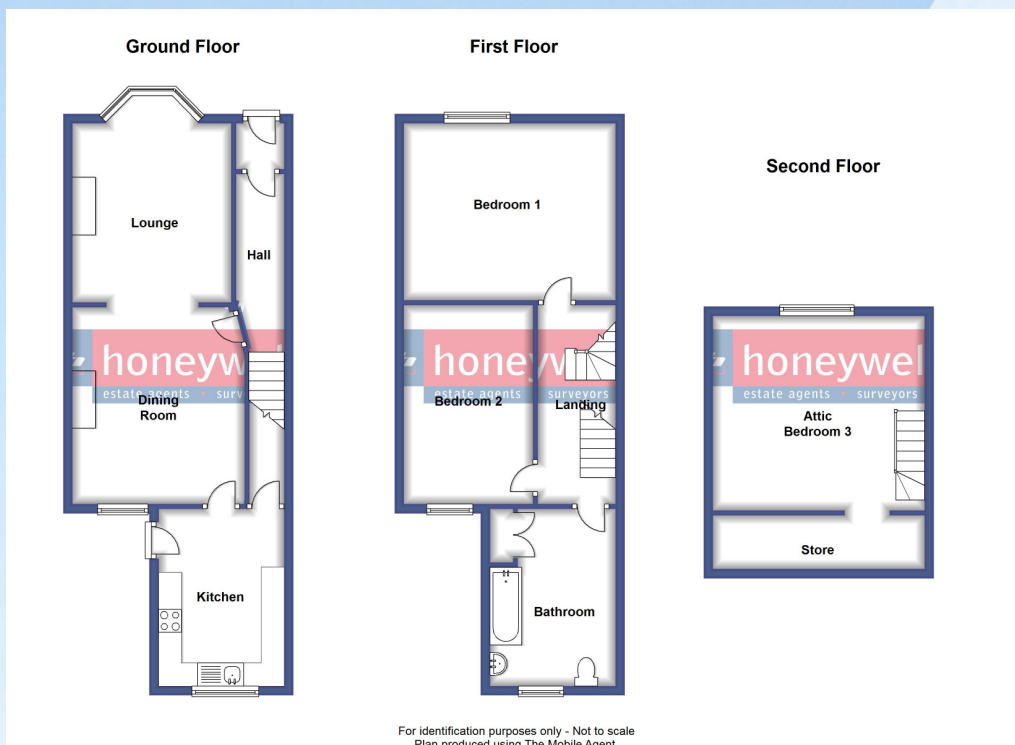
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*View of castle*



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