

17 PENDLE ROAD
CLITHEROE
BB7 1JQ

Offers around £150,000



- Stonebuilt mid terrace
- Two bedrooms plus attic room
- Large open-plan lounge dining room
- Gas central heating
- Full width kitchen extension
- 4-piece bathroom
- Attractive yard to rear
- 101 m2 (1,088 sq ft) approx.

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A spacious stonebuilt terrace house situated on the popular Pendle Road within walking distance of the town centre and all of its amenities.

The house has an entrance vestibule leading to a fantastic large open-plan lounge and dining room, double doors then lead to a full-width kitchen extension with cream gloss fitted kitchen. Upstairs there are two bedrooms, a 4-piece bathroom and a useful attic room with two Velux roof lights.

Outside to the rear there is an attractive paved outside space which looks down onto Shaw Brook. The house benefits from gas central heating, is freehold and offered for sale chain free.

LOCATION: Leave Clitheroe town centre along Shawbridge Street passing Lidl on the right-hand side. Continue up the hill into Pendle Road and number 17 is on the left-hand side.

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

ENTRANCE: through half-glazed front door into vestibule with tiled floor and half-glazed door to lounge.

LARGE OPEN PLAN LOUNGE AND DINING AREA: 4.4m x 7.8m (14'5" x 25'6"); lounge area to the front with coal effect living flame gas fire with marble hearth and inset in wooden surround and corner staircase off to first floor with understairs storage cupboard. Dining area with a range of fitted shelving and glazed double doors to kitchen.

KITCHEN: 4.1m x 3.0m (13'6" x 9'9"); with modern range of cream gloss wall and base units with complimentary dark laminate work surface and tiled splashback with under unit lighting, a one bowl stainless steel sink unit with mixer tap, integrated electric fan oven, stainless steel four-ring gas hob with extractor over, plumbing for a

washing machine and space and vent for tumble drier, tiled floor, and half-glazed door to rear yard. Ideal combination central heating boiler concealed inside kitchen wall cupboard.

FIRST FLOOR:

LANDING:

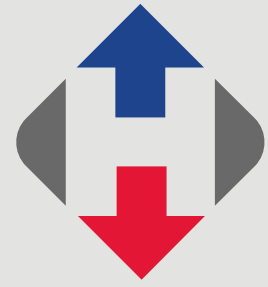
BEDROOM ONE: 3.4m x 3.6m (11'3" x 11'10"); with door leading to staircase off to second floor.

BEDROOM TWO: 2.6m x 4.0m (8'4" x 13'0").

BATHROOM: 1.7m x 2.9m (5'7" x 9'7"); with four-piece suite comprising low suite W.C with pushbutton flush, pedestal wash handbasin with chrome taps, panelled bath with chrome shower tap fitment and corner shower enclosure with fitted Mira thermostatic shower, part-tiled walls.

SECOND FLOOR:

ATTIC ROOM: 4.0m x 4.8m (13'1" x 15'9"); with pitched ceiling with Velux window to front and rear, laminate flooring.





OUTSIDE: To the rear there is an attractive stone paved rear yard with boundary fence, timber store and wrought-iron gate.

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

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

COUNCIL TAX BAND B.

TENURE: Freehold

EPC: The energy efficiency rating for this property is E.

FLOOD RISK LEVEL: Very low.

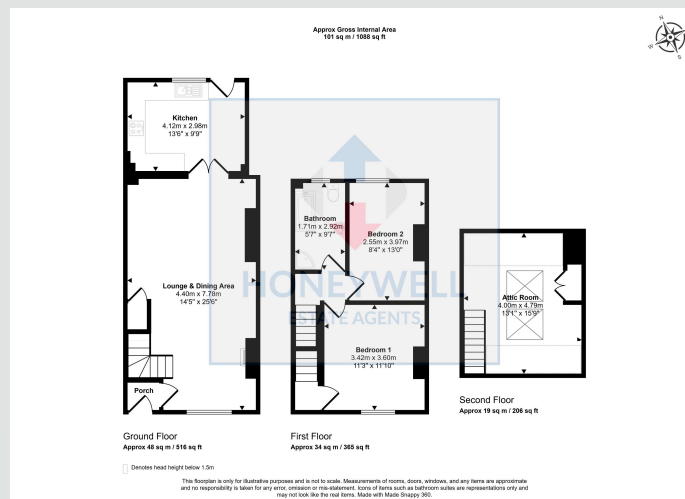


VIEWING: By appointment with our office.

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