

141 WHALLEY ROAD  
CLITHEROE  
BB7 1HW

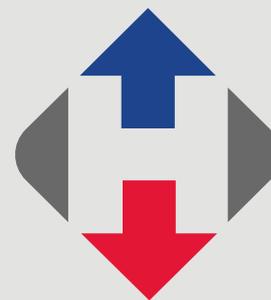
£129,000



- Terraced cottage
- 2 bedrooms
- Lounge & dining kitchen
- Good-sized yard to the rear
- 3-piece bathroom
- Requires updating
- Gas CH & PVC double glazing
- 64 m<sup>2</sup> (688 sq ft) approx.

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

**A terrace cottage situated only 10 minutes' walk from Clitheroe town centre which is an ideal purchase for a first time buyer or investor. The house does not require improvement but offers excellent potential to create a beautiful home.**



**Accommodation comprises a vestibule and lounge at the front leading through to a dining kitchen and lean-to porch at the rear. Upstairs there are two bedrooms and a 3-piece house bathroom.**

**Outside to the rear there is a good-sized enclosed yard. Viewing is recommended.**

**LOCATION:** Leaving Clitheroe town centre passing Sainsbury's on the left hand side, take the second exit at the mini roundabout onto Whalley Road. Continue straight on for ¼ mile and the house is on the left hand side.

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

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

**ENTRANCE VESTIBULE:**

**LOUNGE:** 3.9m x 4.0m (12'11" x 13'0"); with television point, fitted shelves and storage cupboard with meters in the alcove and staircase off to first floor.

**DINING KITCHEN:** 3.7m x 2.9m (12'1" x 9'6"); with a fitted range of wood effect laminate wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel sink unit, electric oven, stainless steel 4-ring gas hob with stainless steel extractor canopy over, space for fridge-freezer, plumbing

for a washing machine and space for table and chairs.

**REAR LEAN-TO PORCH:** 2.1m x 1.6m (7'0" x 5'3"); PVC construction with walk-in storage cupboard and half-glazed PVC door to rear yard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.0m x 4.0m (9'9" x 13'0"); with built-in storage cupboards.

**BEDROOM TWO:** 2.5m x 3.0m (8'1" x 9'9"); with wall-mounted Main combination central heating boiler.

**BATHROOM:** 3-piece suite in white comprising low suite w.c. with push button flush, pedestal handwash basin with chrome taps and a panelled bath with chrome shower tap fitment and part-tiled walls.





**OUTSIDE:** To the rear of the property is a good-sized enclosed rear yard with stone boundary walls.

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

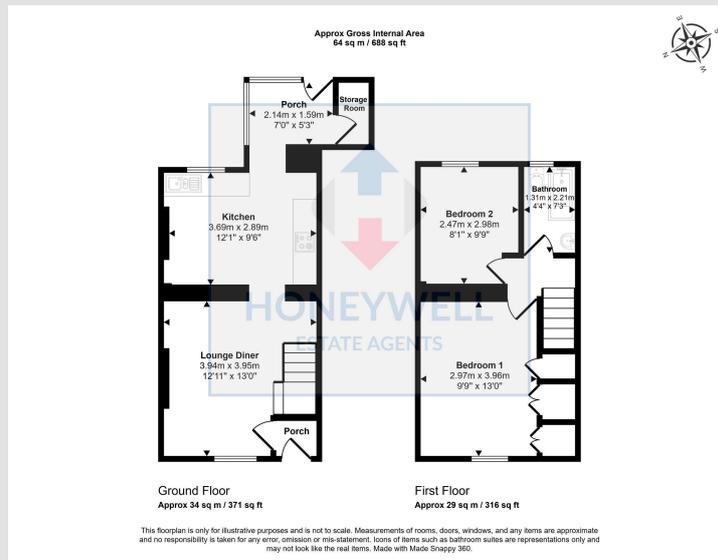
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

**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.





141 Whalley Road, Clitheroe, BB7 1HW  
CD/CJ/150425

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