

25 TALBOT CLOSE
CLITHEROE
BB7 1LF

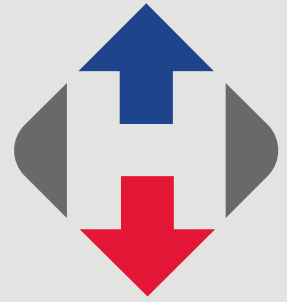
£179,950



- End terrace property
- 3 bedrooms
- Corner position, surrounding gardens
- Spacious living room with open fire
- Dual aspect kitchen
- 3-piece bathroom with shower
- Requires updating but fantastic potential
- 81 m2 (871 sq ft) approx.

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Situated off the main road down a quiet walkway, number 25 enjoys the far corner position. Talbot Close is hidden away but still offers easy access to the town centre, with most amenities being within walking distance. The property now requires updating and modernising, but the position offers bags of potential with good-sized gardens to the front, side and rear and the prospect to extend (subject to permissions).



Accommodation comprises an entrance hallway, spacious living room, kitchen overlooking the side gardens, two double and one single bedroom, and a 3-piece bathroom.

LOCATION: From our sales office travel down Castle Street and turn right off onto Wellgate and follow the road straight down. At the T-junction turn right then left at the mini roundabout. Follow this road up onto Pendle Road and turn right onto Hayhurst Street. Follow Hayhurst Street along before turning left onto Highfield Road. Park up shortly after and walk down Talbot Close on the right hand side.

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

ENTRANCE HALLWAY: With a UPVC external door, meter cupboard, staircase to the first floor landing and telephone point.

LIVING ROOM: 4.2m x 4.7m (13'8" x 15'5"); with a 'Living Flame' gas fire in a feature surround and television point.

KITCHEN: 2.2m x 6.6m (7'2" x 21'6"); with a range of base and wall level storage cupboards with complementary work surfaces, built-in double electric oven (not currently working), 4-

ring gas hob with extractor hood over, single drainer sink unit, plumbed and drained for an automatic washing machine, UPVC external door to the side of the property and tiled floor.

FIRST FLOOR:

LANDING: With built-in storage cupboard and attic access point with drop-down ladder.

BEDROOM ONE: 3.3m x 4.0m (10'10" x 13'2").

BEDROOM TWO: 2.8m x 3.9m (9'1" x 12'11").

BEDROOM THREE: 2.8m x 2.4m (9'3" x 8'0").

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 low voltage lighting.





OUTSIDE: The property is situated in a excellent-sized corner plot with separate pebbled, barked and lawned areas with flowerbeds and shrubs surrounding. The sun rises to the rear of the house, follows the side garden around and sets over the front gardens.

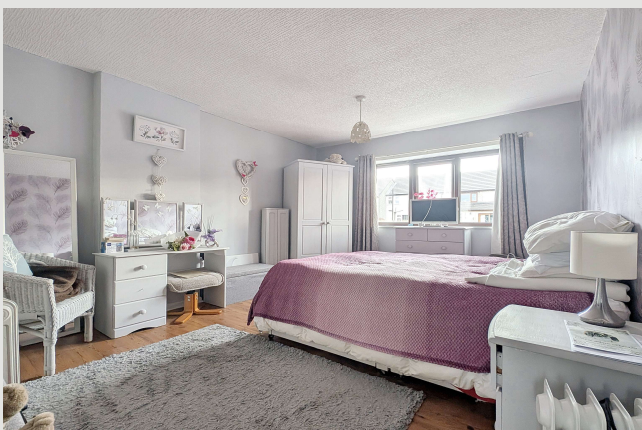
HEATING: Gas 'Living Flame' fire complemented by double glazed windows in UPVC frames.

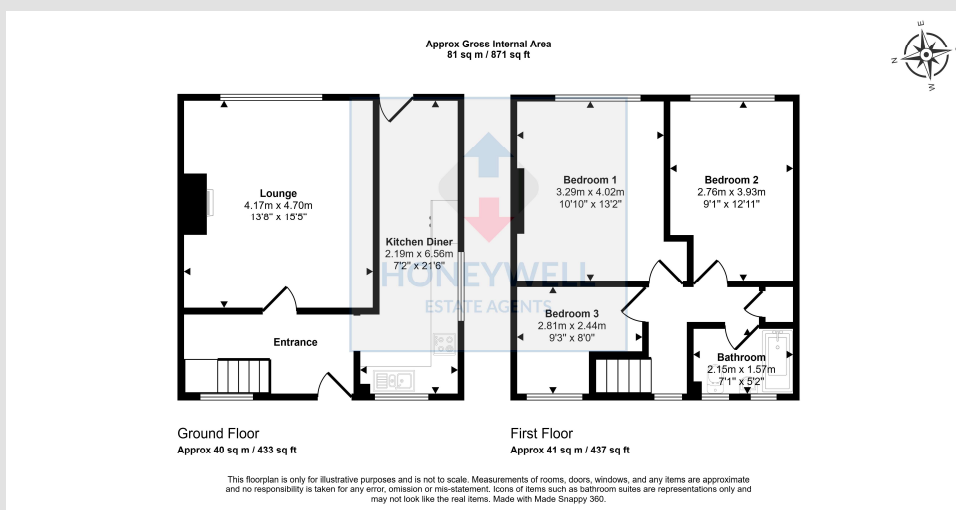
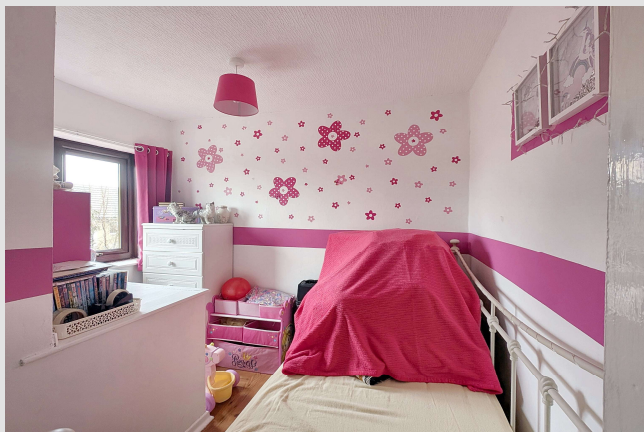
SERVICES: Mains water, electricity, gas and drainage are connected.

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.





25 Talbot Close, Clitheroe, BB7 1LF
MJ/CJ/210225

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