

15 ABBOT WALK  
CLITHEROE  
BB7 1JE

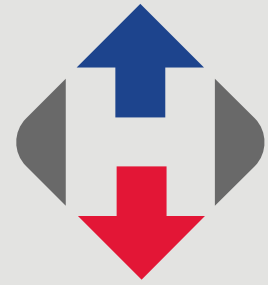
£345,000



- Well maintained detached home
- 4 bedrooms, master en-suite
- Open-plan living/dining room
- Fitted kitchen, cloakroom
- Corner plot, cul-de-sac location
- Gardens front & rear, garage
- Gas CH & UPVC double glazing
- 97 m2 (1,044 sq ft) approx. plus garage

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Enjoying a corner plot with good-sized gardens to the front and rear, along with a detached garage, this four bedroom detached family home is situated on a small and highly sought after cul-de-sac on the Highmoor Park estate. The property is well maintained throughout but offers scope for some modernisation and/or extending (subject to the relevant planning permissions).



**Accommodation comprises an entrance hallway, cloakroom, open-plan dual aspect living/dining room, fitted kitchen, four first floor bedrooms, en-suite shower room and a house bathroom.**

**LOCATION:** From our sales office travel down Castle Street and turn right onto Wellgate and follow the road to the bottom. Turn right at the T-junction and then left at the mini roundabout. Follow the road up the hill and turn left at the next mini roundabout onto the Highmoor Park development. From here take the second right turn onto Abbot Walk. Number 15 can be found further up the cul-de-sac on the left hand side.

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

**ENTRANCE HALLWAY:** With a composite external door, laminate wood effect flooring, break staircase to the first floor landing and understairs storage cupboard.

**CLOAKROOM:** 2-piece suite comprising a low level w.c. and wash-hand basin and laminate wood effect flooring.

**LOUNGE:** 3.9m x 6.8m (12'10" x 22'3"); with a 'Living Flame' gas fire in a feature surround, television point, telephone point, 2 wall light points and open to:

**DINING ROOM:** With patio doors to the rear garden.

**FITTED KITCHEN:** 3.4m x 2.9m (11'3" x 9'6"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring gas hob with extractor hood over, one-and-a-half bowl stainless steel sink unit, built-in fridge-freezer, plumbed and drained for an automatic washing machine, laminate wood effect flooring and composite external door to the side of the property.

#### **FIRST FLOOR:**

**LANDING:** With built-in storage cupboard housing central heating boiler and attic access point.

**BEDROOM ONE:** 2.8m x 3.2m (9'0" x 10'7"); with built-in wardrobes to 1 wall and television point.

**EN-SUITE SHOWER ROOM:** 3-piece suite comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with plumbed shower and part-tiled walls.







**BEDROOM TWO:** 2.6m x 2.9m (8'6" x 9'7"); with television point.

**BEDROOM THREE:** 2.6m x 2.6m (8'6" x 8'5").

**BEDROOM FOUR:** 2.0m x 2.7m (6'6" x 8'11").

**HOUSE BATHROOM:** 3-piece suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with shower mixer tap and vanity screen, part-tiled walls and extractor fan.

**OUTSIDE:** The property is situated in a great-sized corner plot with a lawned front garden and tarmac driveway leading to a DETACHED GARAGE with up-and-over door, power, light and overhead storage.

A pathway leads around the side of the property to a good-sized part-lawned rear garden with pebbled borders, shrubs, stone flagged patio and pathways. The rear garden enjoys a southerly aspect.

**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 E.**

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

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