

17 BAWDLANDS  
CLITHEROE  
BB7 2LA

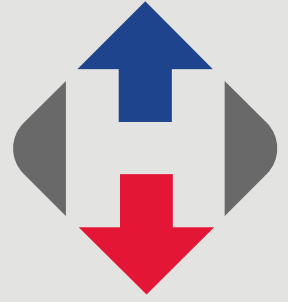
Offers around £145,000



- Stonebuilt terrace cottage
- 2 bedrooms
- Lounge with stone fireplace
- Dining kitchen with oven & hob
- 3-piece bathroom with shower
- PVC sash windows to the front
- Convenient central location
- 50 m2 (539 sq ft) approx.

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

**An attractive stonebuilt cottage situated close to the centre of town which is ideal for a first-time buyer. The cottage has a lounge with stone fireplace and double doors opening to the dining kitchen. Upstairs there are two bedrooms with large double at the front and single at the rear plus a 3-piece bathroom with shower over the bath.**



**The cottage benefits from gas central heating and PVC double glazing with attractive sash windows to the front. There is a boarded loft with ladder and an enclosed south facing paved rear yard. Bawdlands is an exceptionally convenient location within easy walking distance of the town centre, Booths and Clitheroe Castle grounds. Viewing is recommended.**

**LOCATION:** From our sales office turn left down the hill along Parson Lane and at the mini roundabout carry straight on over the railway bridge into Bawdlands. The cottage can be found on the left-hand side.

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

**ENTRANCE:** Through hardwood front door into:

**LOUNGE:** 4.0m x 3.5m (13'1" x 11'6"); with feature stone fireplace with tiled hearth, engineered wooden flooring, meter cupboard, built-in shelves set into alcove, double glazed PVC sash window and glazed double doors to:

**DINING KITCHEN:** 3.6m x 3.3m (11'9" x 10'10"); with a fitted range of cream shaker style wall and base units with complementary dark laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, integrated Zanussi electric oven with Zanussi 4-ring ceramic hob and stainless steel extractor canopy over, plumbing for a washing machine, engineered

wooden flooring, staircase off to first floor and half-glazed PVC door leading to rear yard.

**FIRST FLOOR:**

**LANDING:** With loft access with drop-down ladder leading to boarded loft with electric light.

**BEDROOM ONE:** 3.6m x 3.7m (11'9" x 12'0"); with PVC sash double glazed window.

**BEDROOM TWO:** 2.8m x 1.9m (9'1" x 6'2"); with built-in storage over the stairs and airing cupboard housing Main combination central heating boiler.

**BATHROOM:** 3-piece white suite comprising low level w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under, P-shaped shower bath with chrome mixer tap and thermostatic shower over, wall-mounted heated chrome towel rail, extractor fan, fully tiled walls and tiled floor.





**OUTSIDE:** There is a paved rear yard with store and gated access.

**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.

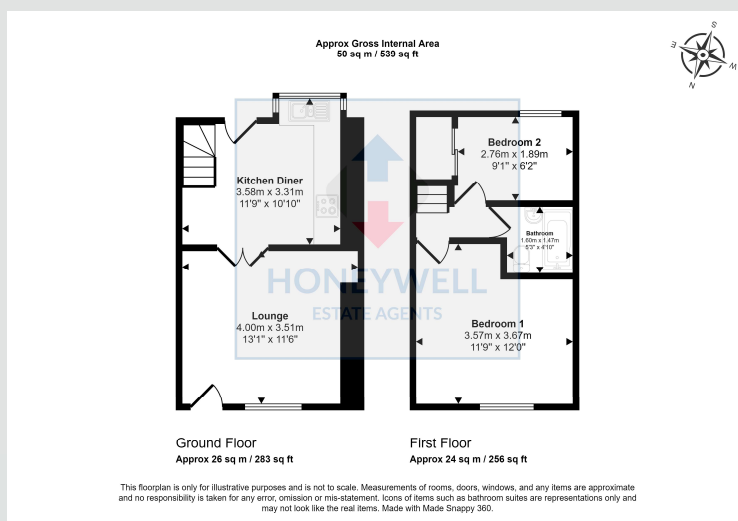
**COUNCIL TAX BAND A.**

**EPC:** The energy efficiency rating for this property is C.

**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.





17 Bawdlands, Clitheroe, BB7 2LA  
CD/CJ/060625

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