

144 WHALLEY ROAD  
CLITHEROE  
BB7 1HW

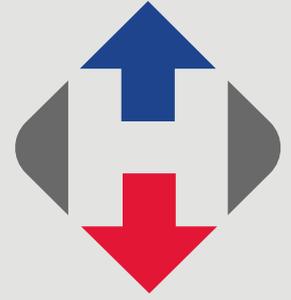
£210,000



- A stunning extended stone cottage
- Large open plan living room
- Modern fitted kitchen, utility
- Three double bedrooms, bathroom
- Open fields to the rear, enclosed garden
- Immaculate presentation throughout
- Gas CH & UPVC DG
- 93 m2 (1,001 sq ft) approx.

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

**An immaculate stone cottage with large 2 storey extension, positioned looking onto open fields to the rear with a westerly aspect. The property enjoys three double bedrooms and a house bathroom with a three piece suite and a shower.**



**On the ground floor is a large open plan living space (formerly two separate rooms) and a good size modern kitchen with utility. The rear garden is low maintenance with views over fields and enjoys the afternoon sun.**

**Clitheroe's ever-growing number of amenities lie a short distance away as does the train station with a direct link to Manchester.**

**LOCATION:** From our sales office travel down Castle Street and turn right onto Wellgate and then right again onto Lowergate. Drive past the front of the Emporium straight over the mini roundabout and continue straight at the next roundabout onto Whalley Road. Follow the road up the hill, number 144 is on the right hand side.

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

**ENTRANCE PORCH:** with solid external door, meter cupboard.

**OPEN PLAN LIVING/DINING ROOM:** 4.1m x 7.7m (13'7" x 25'5"); with low voltage lighting, television and telephone points. Staircase to the first floor landing.

**BREAKFAST KITCHEN:** 4.1m x 3.6m (13'6" x 11'11"); with a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces, built-in electric oven, four ring gas hob with a stainless steel extractor over, single drainer stainless steel sink

unit, space for fridge freezer, partially tiled walls, low voltage lighting, laminate wood effect flooring. UPVC external door to the rear of the property.

**UTILITY ROOM:** with wall mounted combination central heating boiler, plumbed and drained for an automatic washing machine, laminate wood effect flooring.

**FIRST FLOOR:**

**LANDING (L-SHAPED):** with attic access point.

**BEDROOM ONE:** 2.4m x 3.7m (8'0" x 12'0"); with built-in wardrobes.

**BEDROOM TWO:** 3.3m x 2.8m (10'8" x 9'1").

**BEDROOM THREE:** 3.2m x 2.4m (10'7" x 7'11").

**BATHROOM:** with a 3-piece suite in white comprising a low level W.C pedestal handwash basin and a panelled bath with plumbed shower over and vanity screen, fully tiled walls, low voltage lighting, extractor fan, heated stainless steel towel rail.





**OUTSIDE:** To the front of the property is a walled, low maintenance pebbled garden. To the rear of the property is an enclosed majority pebbled rear garden with a westerly aspect overlooking open fields.

**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 B.**

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

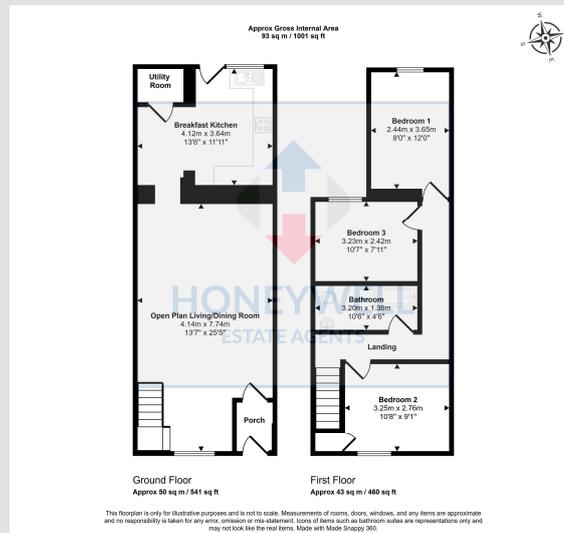
**TENURE:** Leasehold

**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.

**AI Disclaimer:** Please note some images contain AI generated furniture and fixtures. These are intended to show scale, layout and potential but are for illustrative purposes only.





144 Whalley Road, Clitheroe, BB7 1HW  
MJ/CE/180326

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1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

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