

21 ALLEYS GREEN
CLITHEROE
BB7 2AE

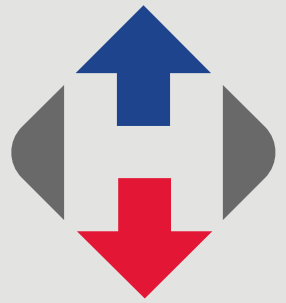
£169,950



- Charming modern townhouse
- 2 bedrooms, 3-piece bathroom
- Lounge, dining room open to kitchen
- Good-sized rear garden, parking
- Sought after location close to town centre
- Presented to a high standard throughout
- Gas CH & UPVC double glazing
- 57 m2 (614 sq ft) approx.

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Situated on a small cul-de-sac of similar size properties, this charming two bedroom townhouse is presented to a high standard throughout and provides bright and modern living accommodation. The property enjoys a good-sized low maintenance garden to the rear along with allocated parking and additional visitor spaces. The accommodation comprises an entrance hallway, lounge, dining room, fitted kitchen, two double bedrooms and a 3-piece bathroom with shower.



The property is situated a short distance from the town centre with Clitheroe's ever growing number of amenities all within walking distance.

LOCATION: From our sales office travel down Castle Street and straight onto York Street before turning left at the roundabout at the end onto Well Terrace. At the next roundabout turn right onto Pimlico Road and then third left onto Alleys Green. Number 21 is found on the right hand side.

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

ENTRANCE HALLWAY: With UPVC external door and staircase to the first floor landing.

LOUNGE: 4.1m x 3.1m (13'5" x 10'2"); with cosmetic fireplace, television point, telephone point and under-stairs storage cupboard.

DINING ROOM: 2.5m x 2.2m (8'4" x 7'2"); with Vinyl flooring and UPVC patio doors to the rear garden. Open to fitted kitchen.

FITTED KITCHEN: 2.5m x 1.8m (8'2" x 6'0"); with a range of fitted base and matching wall storage

cupboards with complementary work surfaces, built-in electric oven, 4-ring gas hob with a stainless steel extractor over, plumbed and drained for an automatic washing machine, space for fridge-freezer, one-and-a-half bowl ceramic sink unit, housed combination Worcester central heating boiler, Vinyl flooring and part-tiled walls.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.1m max/3.1 min x 3.6m (13'5" max/10'2" min x 11'9"); with built-in storage cupboard.

BEDROOM TWO: 3.1m x 2.0m (10'2" x 6'6").

BATHROOM: With a 3-piece modern suite in white comprising a low level w.c., vanity wash-hand basin and panelled bath with plumbed shower over and vanity screen, extractor fan, Vinyl flooring, heated towel rail and fully tiled walls.





OUTSIDE: To the front of the property is a small garden area which is low maintenance with majority pebbles and shrubs. To the rear is a good-sized enclosed rear garden which is low maintenance with paved pathways, pebbled areas, flowerbed borders and a timber storage shed. There is also an allocated parking space to the rear of the property.

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.

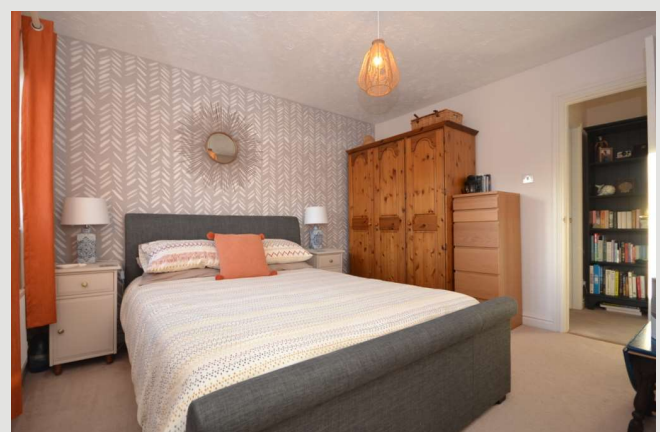
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is D.

TENURE: Freehold.

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.





21 Alleys Green, Clitheroe, BB7 2AE
MJ/CJ/231121

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