

32 HAYHURST STREET  
CLITHEROE  
BB7 1NB

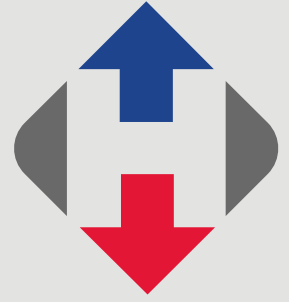
£145,000



- Unique end terrace property
- 2 double bedrooms & study
- Open-plan living/dining room
- Fitted kitchen
- Modern 3-piece shower room
- Enclosed rear yard with workshop
- Gas CH & UPVC double glazing
- 69 m2 (740 sq ft) approx.

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

**A well-presented end terrace property situated a short walk from Clitheroe town centre. The property provides unique and characterful accommodation with an open-plan living/dining room, fitted kitchen, two double bedrooms, study and modern 3-piece shower room.**



**The property offers bright living accommodation throughout with a distinctive layout and also benefits from a good-sized workshop to the rear with power and lighting.**

**LOCATION:** From our sales office in the town centre follow the road down Castle Street, turn right onto Wellgate and proceed straight down to the next junction. Turn right and then immediately left at the roundabout onto Pendle Road before turning third right onto Hayhurst Street. Number 32 can be found on the right hand side.

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

**ENTRANCE PORCH:** With UPVC external door and single glazed internal door to the living room.

**LIVING ROOM:** 6.5m x 4.7m max/3.2m min (21'0" x 15'5" max/10'6" min); with a 'Living Flame' gas fire in Art Deco surround, television point, telephone point, 2 wall light points, gas meter cupboard, open tread staircase to the first floor landing and built-in storage cupboard housing electric meters.

**FITTED KITCHEN:** 3.7m x 3.1m max/2.0m min (12'2" x 10'0" max/6'7" min); with a range of fitted

base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for electric cooker, majority tiled walls, UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.5m x 2.6m (11'6" x 8'5"); with fitted wardrobes to one wall and attic access point.

**BEDROOM TWO:** 3.5m max/2.7m min x 3.2m (11'5" max/8'11" min x 10'5"); with built-in storage cupboard.

**STUDY:** 2.7m max/2.0m min x 2.4m (8'9" max/6'7" min x 7'10").





**SHOWER ROOM:** With a modern 3-piece suite in white comprising a corner shower enclosure with plumbed shower, pedestal wash-hand basin and low level w.c., fully tiled walls and heated stainless steel towel rail.

**OUTSIDE:** To the rear of the property is a low maintenance stone flagged enclosed yard and a WORKSHOP measuring 3.6m x 2.3m (11'8" x 7'6") with power and light points, UPVC external door and additional UPVC double doors.

**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.**

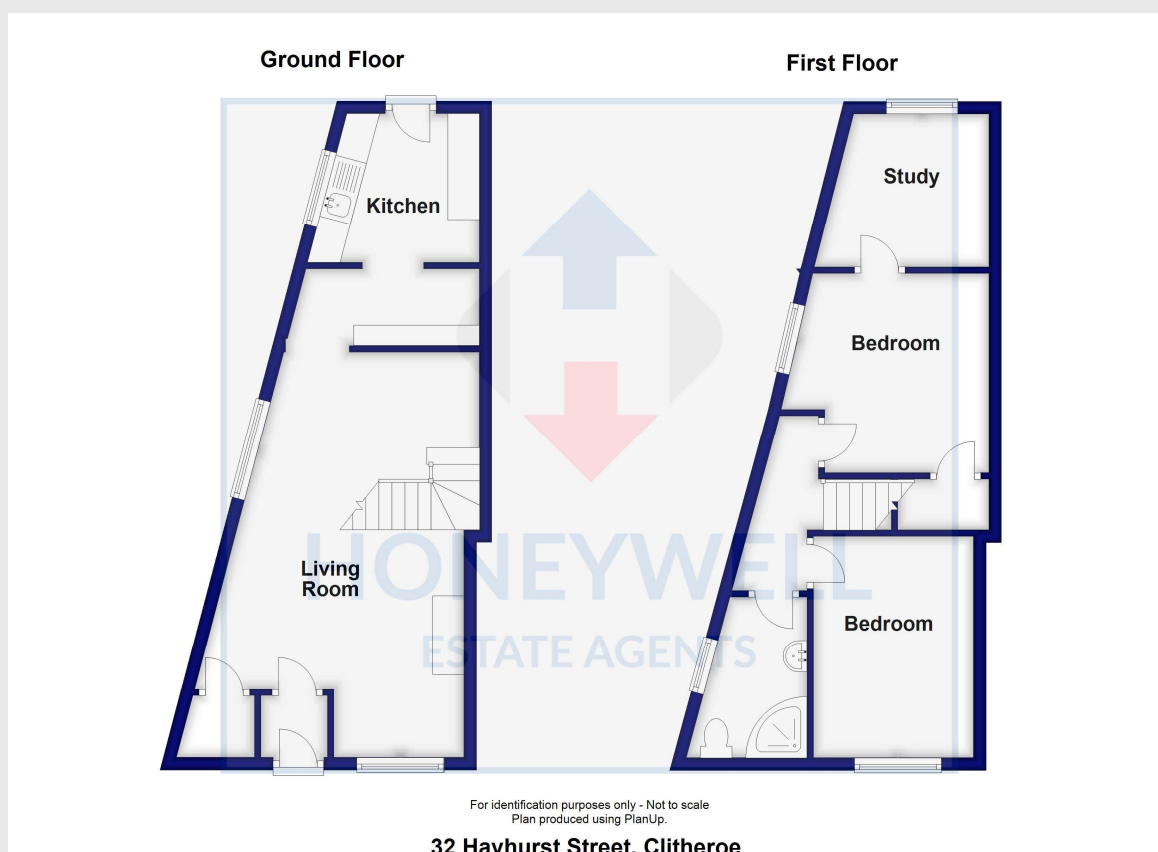
**EPC:** The energy efficiency rating for this property is E.

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

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32 Hayhurst Street, Clitheroe, BB7 1NB  
MJ/CJ/020822

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