

55 PIMLICO ROAD
CLITHEROE
BB7 2AH

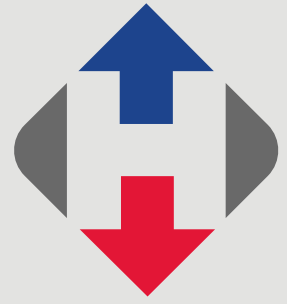
Offers over £315,000



- Large stonebuilt bay fronted terrace
- 3 bedrooms, bathroom & w.c.
- Lovely through-lounge & dining room
- Parking & garage to rear
- Fitted kitchen, utility & cloakroom
- Lawned garden & stone patio
- Gas CH & PVC double glazing
- 115 m2 (1,238 sq ft) approx. plus garage

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A large bay fronted end terrace house which offers fantastic family-sized accommodation with the extra advantage of having a garden, garage and private parking to the rear. This imposing house has an entrance hall with stunning original tiled floor and the two receptions have been opened up to create a superb large living space. To the rear is a fitted kitchen, utility, cloakroom and direct access to the garage. Upstairs there is a spacious landing, three bedrooms with fitted wardrobes to bedrooms 1 & 2, a large bathroom with walk-in shower and separate w.c.



Outside to the front is a forecourt front garden. Access along the side of the house leads to a lovely enclosed west-facing rear garden with patio, lawn, single attached garage with remote controlled door and large gates to the rear access. The house benefits from a great combination of high ceilings, bay window and space which an Edwardian property has to offer coupled with modern heating, PVC double glazing, garage and parking. Viewing is recommended.

LOCATION: From our office continue along Castle Street pass the library and continue straight on into York Street. Turn left at the roundabout into Well Terrace and then right at the next roundabout into Pimlico Road. Number 55 can be found on the left hand side after Fox Street.

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

ENTRANCE VESTIBULE: Through half-glazed composite front door, feature original tiled floor and glazed door to:

HALLWAY: With feature arch, staircase off to first floor and original tiled floor.

LOUNGE: 4.0m x 4.6m (13'1" x 15'3"); with bay window to the front, coved cornicing, television point and open to:

DINING ROOM: 4.2m x 4.2m (13'7" x 13'8"); with coved cornicing, understairs storage cupboard

and glazed PVC French doors opening onto rear garden.

KITCHEN: 3.0m x 3.6m (9'8" x 11'8"); with wood effect wall and base units with complementary hardwood work surfaces and tiled splashback, ceramic Belfast sink unit with mixer tap, integrated Bosch double electric oven, 4-ring stainless steel gas hob with stainless steel and curved glass extractor canopy over, integrated fridge-freezer and dishwasher, coved cornicing and recessed spotlighting.

UTILITY ROOM: With fitted wall and base units with hardwood work surface, plumbing for a washing machine and door to integral garage.

CLOAKROOM: 2-piece suite comprising corner low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap and tiled splashback.





FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade and loft access with drop-down loft ladder leading to part-boarded loft.

BEDROOM ONE: 3.4m x 3.8m (11'0" x 12'6"); with a wall-to-wall range of fitted wardrobes with matching dressing table, drawers and bedside cabinets.

BEDROOM TWO: 3.2m x 3.9m (10'6" x 12'10"); with fitted wardrobes, storage cupboards and fitted drawers.

BEDROOM THREE: 2.0m x 3.0m (6'7" x 9'9").

BATHROOM: 3-piece white suite comprising vanity wash-hand basin sat on wooden cabinet with vanity mirror over, panelled bath with chrome mixer tap and walk-in shower with fitted thermostatic shower, tall chrome heated ladder style towel rail, corner storage cupboard housing combination central heating boiler and recessed spotlighting.

TOILET: 2-piece Roca suite with low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap and tiled splashback.

GARAGE: 3.0m x 4.7m (9'10" x 15'7"); to the rear with electrically operated roller door, power and light, central heating radiator and connecting door from utility room.

OUTSIDE: To the front of the property is a forecourt front garden. A pathway extends around the side of the house leading to an attractive enclosed west-facing rear garden with stone paved pathways, patio, lawn, stone boundary wall, outside lighting and large gates opening from the rear access leading to private parking.

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.

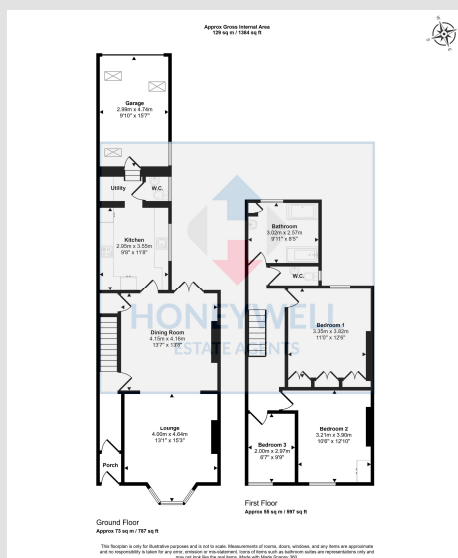
TENURE: Freehold.

COUNCIL TAX BAND D. EPC: D

VIEWING: By appointment with our office.

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55 Pimlico Road, Clitheroe, BB7 2AH
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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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