

114 WHALLEY ROAD  
CLITHEROE  
BB7 1HW

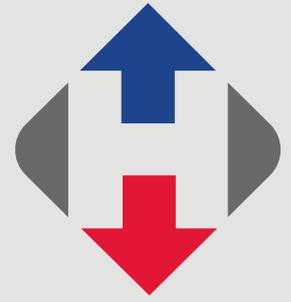
£179,000



- Beautiful terraced cottage
- Open aspects to rear
- Lounge & dining room
- Stunning kitchen with island
- 2 double bedrooms
- 3-piece shower room
- Rear decked patio
- 76 m2 (820 sq ft) approx.

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

**A lovely stonebuilt terraced cottage situated close to the town centre with attractive open aspects at the rear across the school field towards Primrose Nature Reserve. The cottage has been improved in recent years and was re-wired and re-plumbed in 2021.**



**There is a hallway with feature tiled floor which leads to the lounge and a stunning dining kitchen with central island unit with breakfast bar. There is a separate dining room to the rear. Upstairs there are two double bedrooms and a 3-piece shower room. The cottage offers modern and bright decoration and is ideal for first time buyers.**

**Outside at the rear, there is a decked patio with glass balustrade which is westerly facing and attracts the afternoon and evening sun. Viewing is recommended.**

**LOCATION:** Leave Clitheroe centre passing Sainsbury's on the left-hand side and at the mini roundabout take the second exit into Whalley Road. After around 450 yards, the house can be found on the right-hand side.

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

Hardwood front door leading to:

**HALLWAY:** With feature ceramic tiled floor, tall contemporary central heating radiator and staircase off to first floor.

**LOUNGE:** 2.9m x 2.8m (9'7" x 9'3"); with television point and feature arched alcove with fitted shelving.

**BREAKFAST KITCHEN:** 4.2m x 3.9m (13'9" x 12'8"); with a modern range of white wall and base units with complementary laminate work surface and tiled splashback, central island unit with feature pendant lighting above, ceramic sink unit with chrome mixer tap, integrated washing

machine and dishwasher and breakfast bar. Bank of tall cupboards housing integrated fridge freezer, stainless steel extractor fan, integrated microwave, integrated oven and tall larder cupboard. Ceramic Neff 4-ring hob with curved glass and stainless steel extractor canopy over, alcove with fitted shelving, understairs storage cupboard, laminate flooring, recessed spotlighting and open to:

**DINING ROOM:** 1.6m x 3.1m (5'2" x 10'0"); with 2 windows with attractive views towards Primrose Nature Reserve, tall contemporary central heating radiator, laminate flooring and half-glazed PVC door to rear patio.

**FIRST FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE:** 3.1m x 3.8m (10'3" x 12'7"); with attractive outlooks towards Primrose Nature Reserve and over stairs wardrobe with double doors.





**BEDROOM TWO:** 4.4m x 2.8m (14'6" x 9'4").

**SHOWER ROOM:** 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboard under, walk-in shower with thermostatic shower with fixed showerhead and separate handheld showerhead, splash panel walls, chrome heated towel rail, recessed spotlighting and extractor.

**OUTSIDE:** There is a forecourt garden to the front. To the rear there is a decked patio area with glass balustrade and steps down to a yard with brick built store and gated access.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**ADDITIONAL INFORMATION:** The property was re-wired in 2021 and re-plumbed in 2021.



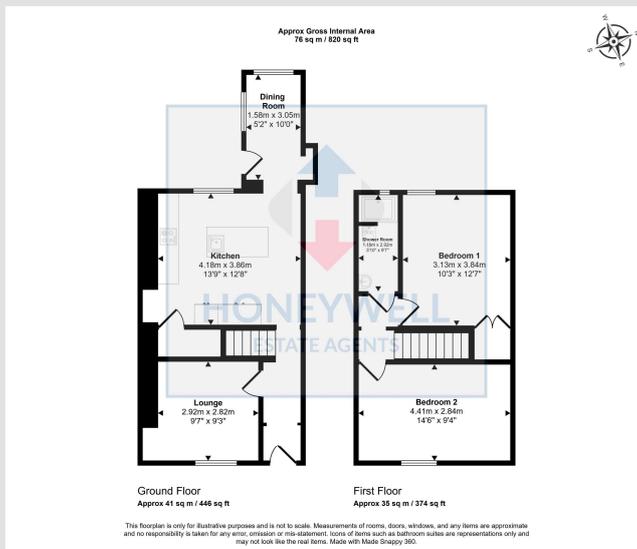
**TENURE:** Leasehold.

**COUNCIL TAX BAND B.**

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

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