

55 WOONE LANE
CLITHEROE
BB7 1BG

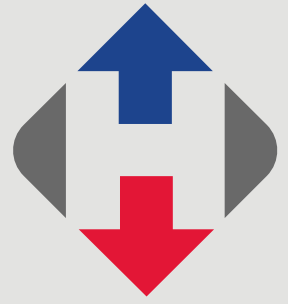
£174,950



- Stonebuilt mid terrace house
- 2 double bedrooms
- 2 separate reception rooms
- Attractive rear yard
- Parking for 1 car with EV charger
- Convenient for the town centre
- Attractive kitchen with oven & hob
- 88 m2 (952 sq ft) approx.

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A well-presented stonebuilt mid terrace house which is within walking distance of Clitheroe town centre and Holmes Mill. The house offers great accommodation with two separate reception rooms and a kitchen to the rear. Upstairs there are two double bedrooms and a spacious 3-piece bathroom over the kitchen. Outside to the rear is a two-tier yard offering a pleasant outside space and seating area. There are double gates which open to provide parking for one small or medium car with Podpoint EV charger.



The house was re-plumbed around eight years ago. There are two feature fireplaces, an attractive kitchen with integrated oven and hob and bathroom with electric shower over the bath. Woone Lane provides a very convenient location. The house is only a short walk from Holmes Mill, St James' Primary School, Sainsbury's and the town centre. Viewing is essential.

LOCATION: Leave the town centre passing Sainsbury's on the left and take the second exit from the mini roundabout into Whalley Road, turn first right and then left into Woone Lane.

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

ENTRANCE VESTIBULE: With hardwood front door, dado rail and half-glazed door leading to:

HALLWAY: With staircase off to first floor.

SITTING ROOM: 3.1m x 3.5m (10'2" x 11'6"); with picture rail, shelving and storage cupboards in each alcove and feature cast iron fireplace with stone flagged hearth.

LOUNGE: 4.1m x 3.5m (13'7" x 11'7"); with 2 windows to the rear elevation, feature fireplace with brick interior, wooden mantel and stone flagged hearth, understairs storage cupboard and laminate flooring.

KITCHEN: 2.8m x 3.4m (9'2" x 11'0"); with a range of two tone cream and grey wall and base units with laminate wood effect work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, stainless steel 4-ring gas hob with stainless steel extractor canopy over, plumbing for a washing machine, space for fridge-freezer, feature tall central heating radiator, recessed spotlighting, wall-mounted Worcester combination central heating boiler and half-glazed door to rear yard.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.1m x 3.5m (13'7" x 11'4"); with picture rail.

BEDROOM TWO: 3.0m x 3.6m (9'10" x 11'10"); with over stairs storage cupboard with hanging rail.





BATHROOM: 3-piece heritage style white suite comprising low level w.c., pedestal handwash basin with chrome taps and a panelled bath with chrome taps and Mira electric shower over with glass shower screen, part-tiled walls.

OUTSIDE: To the rear is an attractive 2-tier rear yard with paved seating area and outside lighting. There are steps down to a parking space for a small or medium car with PodPoint EV charger and wooden gates.

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

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

COUNCIL TAX BAND B.

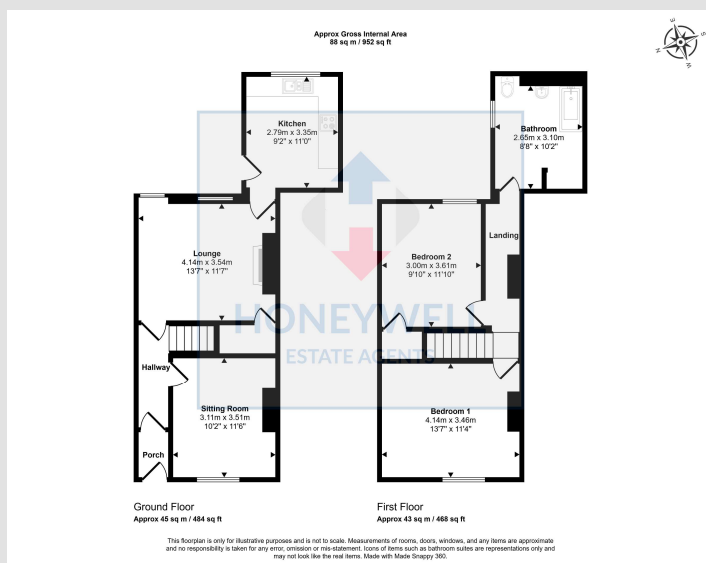
EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.



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MJ/CJ/150425

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