

8 BRIDGE COURT
CLITHEROE
BB7 2BN

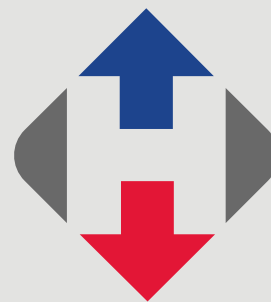
£185,000



- Mid news style house
- 2 bedrooms
- Lounge with dining area
- Fitted kitchen with appliances
- Bathroom & shower room
- Attractive outlooks to the rear
- Garage & parking
- 71 m2 (764 sq ft) approx. plus garage

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A mid mews style house which offers light and airy accommodation with outlooks to the rear across Clitheroe Cricket Club and Pendle Hill. The house is situated in a small cul-de-sac and benefits from gas central heating, PVC double glazing, fitted kitchen with appliances and modern 3-piece bathroom.



The entrance hallway provides direct access to the garage, there is a ground floor shower room, kitchen to the front and spacious L-shaped lounge with dining area at the rear. Patio doors lead to the garden and offer excellent outlooks across the cricket club towards Pendle Hill. Upstairs there are two bedrooms and a modern 3-piece bathroom with shower over the bath. The property is Freehold and is offered for sale with vacant possession, so early viewing is recommended.

LOCATION: Travelling along Pimlico Road after the stone terrace properties and before the railway bridge turn right into Bridge Court.

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

ENTRANCE: Through half-glazed Rock door leading to:

HALLWAY: With staircase off to first floor and door to integral garage.

SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap and shower with fitted thermostatic shower and mermaid splash panels, extractor fan and shaver point.

KITCHEN: 2.4m x 2.9m (8'0" x 9'6"); with a fitted range of wood effect laminate wall and base units with complementary laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated Hotpoint double oven, stainless steel 4-ring gas hob with

extractor over, integrated slimline dishwasher and fridge-freezer and corner breakfast bar.

L-SHAPED LOUNGE WITH DINING AREA: 4.4m x 4.6m (14'6" x 15'1");

Dining Area: With serving hatch from the kitchen.

Lounge Area: With gas fire with wooden surround, window to rear and PVC patio door opening onto rear garden with outlooks across Clitheroe Cricket Club towards Pendle Hill.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.3m x 3.7m (14'2" x 12'3"); with 2 windows to the rear with outlooks across Clitheroe Cricket Club towards Pendle Hill.

BEDROOM TWO: 2.4m x 3.9m (7'9" x 12'10").





BATHROOM: Modern 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with storage cupboards under and chrome mixer tap with vanity mirror with LED lighting over, panelled bath with chrome tap, chrome thermostatic shower and glass shower screen. Chrome heated ladder style towel rail, mermaid splash panel walls, recessed spotlighting, extractor fan and over stairs storage cupboard with shelving for linen.

SINGLE GARAGE: 2.8m x 5.1m (9'1" x 16'9"); with integral door from hallway, up-and-over door, power and light, gas and electric meters and wall-mounted Main combination central heating boiler.

OUTSIDE: To the rear of the property is an enclosed garden with paved patio area, gravelled areas for easy maintenance with planting borders with outlooks across the stream towards Clitheroe Cricket Club and towards Pendle Hill.

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.



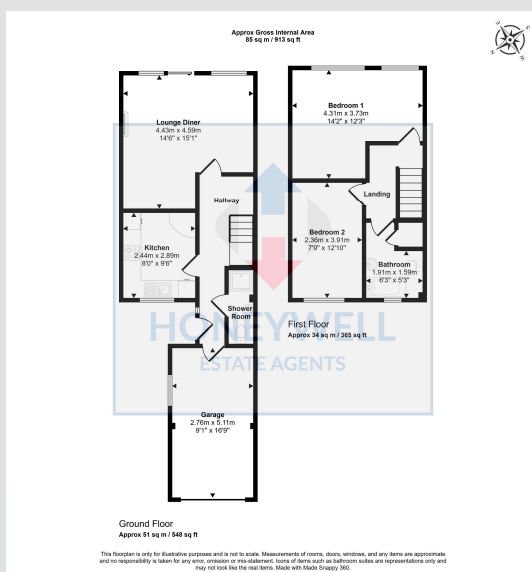
COUNCIL TAX BAND C.

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

VIEWING: By appointment with our office.

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8 Bridge Court, Clitheroe, BB7 2BN
CD/CJ/151025

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