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27 UNION STREET CLITHEROE

Offers around £125,000

- * Spacious ground floor apartment
- * Lounge with feature log burner
- * Fitted kitchen with appliances
- * Modern bathroom with shower
- * 2 double bedrooms
- * Gardens to front & rear
- * Gas CH & PVC double glazing
- * 67 m² (720 sq ft) approx.



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A spacious ground floor apartment situated in the established residential area of Low Moor which has a bus route to the town centre and offers good access to open countryside. This attractive apartment has two double bedrooms with the master having a patio door opening onto the rear garden. The lounge has a large bay window and log burning stove set into the chimney, the fitted kitchen offers a range of integrated appliances and there is an up-to-date 3-piece bathroom with shower over the bath.

Externally there is a lawned front garden and an enclosed rear garden which is stone paved for easy maintenance with raised deck and boundary hedging. Other benefits include gas central heating, PVC double glazed windows and door, laminate floor and underfloor heating in the bathroom. Viewing is essential.

LOCATION: From our office turn left down the hill into Parson Lane and continue straight on at the mini roundabout, crossing over the railway bridge into Bawdlands. Proceed straight on into Edisford road and turn right by St Paul's Parish Church into St Paul's Street, then second right into Queen Street. At the end turn left into Union Street and after 300 yards number 27 can be found on the right hand side.

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

ENTRANCE HALLWAY: Through PVC front door, window to side, coved cornicing, laminate flooring, cloaks storage cupboard.

LOUNGE: 4.4m into bay x 4.2m (14'5" into bay x 13'11"); with feature bay window, coved cornicing, cast iron log burning stove set into chimney breast, stone hearth and laminate flooring.

KITCHEN: 2.8m x 2.9m (9'4" x 9'5"); modern range of grey-fronted wall and base units with dark laminate working surfaces and tiled splashback, stainless steel double oven, stainless steel 4-ring gas hob and stainless steel extractor canopy over, integrated washing machine, fridge and freezer, 1½ bowl single drainer sink unit, tiled floor, wall-mounted Worcester central heating boiler. Understairs storage cupboard, half glazed PVC door to the rear garden.

BEDROOM ONE: 3.9m x 3.5m (12'9" x 11'7"); with laminate flooring, coved cornicing, sliding PVC patio door leading to the rear garden. Feature tall contemporary central heating radiator.



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BEDROOM TWO: 3.9m x 2.9m (12'11" x 9'5"); with coved cornicing, laminate flooring.

BATHROOM: With 3-piece modern suite comprising low suite w.c. with push button flush, wall-hung glass washbasin with chrome mixer tap and panelled bath with chrome thermostatic shower over, chrome heated ladder style towel rail, tiled floor with electric underfloor heating, part-tiled walls, extractor fan and recessed spotlighting.

OUTSIDE: Front garden laid to lawn with surrounding picket fence. Concrete pathway to the front door, planting borders and outside light. To the rear is an enclosed stone paved garden for easy maintenance with raised decked patio, planting area, boundary hedging, cold water tap, storage shed and separate log store.

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.

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

SERVICE CHARGE: Approx £27 per month.

TENURE: We are informed by the owner that the property is leasehold with a ground rent of approx £10 per annum.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

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Ground Floor



For identification purposes only - Not to scale
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27 Union Street, Low Moor, Clitheroe

27 Union Street, Low Moor, Clitheroe, BB7 2NH
CD/SMR/120716

1 Castlegate, Clitheroe, BB7 1AZ
tel: 01200 426041 email: houses@honeywell.co.uk

3 The Fountains, Barrowford, BB9 8LQ
tel: 01282 698200 email: barrowford@honeywell.co.uk



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