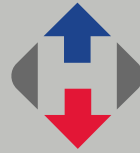


1 CHURCH BROW GARDENS
CLITHEROE
BB7 2AB

£225,000



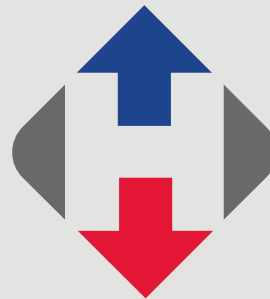
HONEYWELL
ESTATE AGENTS



- Superb semi-detached family home
- Town centre location
- Lawned rear garden
- Gas CH & uPVC double glazing
- Spacious lounge, dining kitchen
- 3 bedrooms, shower room
- Allocated parking
- 73 m2 (790 sq ft) approx.

honeywell.co.uk

Situated at the heart of Clitheroe town centre on a secluded cul-de-sac of similar family properties, this three bedroom semi-detached home offers the convenience of the town's many amenities on the doorstep, yet is in a little known location of properties which rarely come on the market.



The accommodation comprises an entrance hallway, spacious living room, dining kitchen with patio doors to the garden, three first floor bedrooms and a three-piece shower room. The property benefits from an allocated parking space to the front and enjoys a superb tiered garden to the rear looking up to St Mary's Church.

LOCATION: From our sales office walk to the centre of town and then straight on to the library. Turn left up Church Brow and walk up and over the crest of the brow. Follow the road down and Church Brow Gardens in on the right hand side. Number 1 is the first house on the right hand side.

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

ENTRANCE HALL: With uPVC external door, staircase to the first floor landing.

LIVING ROOM: 4.2m x 4.1m (13'9" x 13'7"); with 'Living Flame' gas fire in feature surround, understairs storage cupboards, television and telephone points.

DINING KITCHEN: 5.1m x 3.0m (16'8" x 9'9"); range of fitted base and matching wall storage cupboards, fitted appliances including fridge and freezer, washing machine, dishwasher, built-in oven and grill, 4-ring electric hob (only 2 rings working) with extractor hood over, one and a

half bowl sink unit, housed Worcester central heating boiler, part-tiled walls, telephone point, uPVC patio doors to the rear garden,

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.0m x 3.1m (13' x 10'); with fitted corner wardrobe and matching dressing table.

BEDROOM TWO: 3.2m x 3.0m (10'7" x 9'11"); with fitted wardrobe to one wall.

BEDROOM THREE: 2.2m x 2.2m (7'4" x 7'3"); with fitted wardrobe to one wall.

SHOWER ROOM: With 3-piece white suite comprising low suite w.c., pedestal hand washbasin and corner shower enclosure with plumbed shower, built-in storage cupboard housing hot water cylinder, heated towel rail.





OUTSIDE: To the front of the property is an off-road parking space for one car, flower beds and paved pathways which lead round the side of the property to an excellent sized tiered rear garden with paved patio area, flowerbeds and separate lawned area with flowerbeds surrounding and timber storage shed. The rear garden looks onto St Mary's Church and Church Brow.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in uPVC frames..

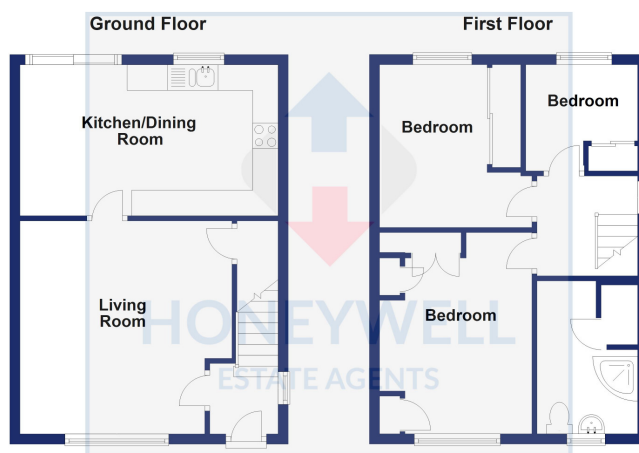
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

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.





For identification purposes only - Not to scale
Plan produced using PlanUp.

1 Church Brow Gardens, Clitheroe

*1 Church Brow Gardens, Clitheroe, BB7 2AB
CD/SMR/280421*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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The Fountains, Barrowford. BB9 8LQ

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