

22 COPPERFIELD CLOSE
CLITHEROE
BB7 1ER

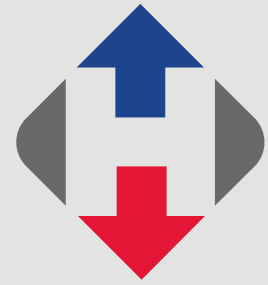
£229,950



- A modern semi detached home
- 3 bedrooms, 3 piece bathroom
- Spacious living room, fitted kitchen
- Gas CH & uPVC DG
- Corner plot, lawned gardens
- Gated driveway
- Small, popular development
- 68 m2 (735 sq ft) approx.

honeywell.co.uk

Situated on a small modern development of semi detached and detached properties this three bedroom home enjoys a corner plot with lawned gardens and a driveway for 2 cars.



The property is well presented throughout, with an entrance hallway and cloakroom, a spacious living room, a dining kitchen with French doors to the rear gardens, three bedrooms (2 double, 1 single) and a house bathroom with a shower.

Clitheroe town centre is around a 10 minute walk away with a host of services and amenities along with a train station with a direct link to Manchester City centre.

LOCATION: From our sales office travel down Castle Street and turn right off onto Wellgate. Follow the road down to the T junction. Turn right then left at the roundabout. Follow the road up the hill and then turn right onto Hayhurst Street. Follow the road straight and it becomes Littlemoor Road then turn right onto Copperfield Close by the rugby club. On the estate turn right and number 22 is on the right hand side.

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

ENTRANCE PORCH: with composite external door, vinyl flooring.

CLOAKSROOM: with two-piece suite comprising a low level W.C and a vanity wash handbasin, vinyl flooring, electric consumer unit.

LOUNGE: 3.5m x 4.8m (11'7" x 15'8"); with electric fire in feature surround, television and telephone points, staircase to the first floor landing.

KITCHEN DINER: 4.4m x 2.5m (14'4" x 8'1"); with a range of fitted base and matching wall storage cupboards with complimentary working surfaces, built-in electric oven, four ring gas hob, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, partially tiled walls, tiled flooring, housed central heating boiler, UPVC French doors to the rear of the property, understairs storage cupboard.

FIRST FLOOR:

LANDING: with attic access point.

BEDROOM ONE: 2.5m x 4.0m (8'4" x 13'1"); with television point.

BEDROOM TWO: 2.4m x 3.3m (8'0" x 10'8"); with television point.

BEDROOM THREE: 1.8m x 2.1m (5'9" x 7'0"); with built-in cupboard housing hot water cistern.





BATHROOM: with a three-piece suite in white comprising low level W.C, vanity wash handbasin and a panelled bath with plumbed shower over and vanity screen, partially tiled walls, extractor fan.

OUTSIDE: The property is situated in a corner plot with lawned gardens to the front and rear and a gated tarmacked driveway providing off-road parking for two cars.

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

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

COUNCIL TAX BAND C.

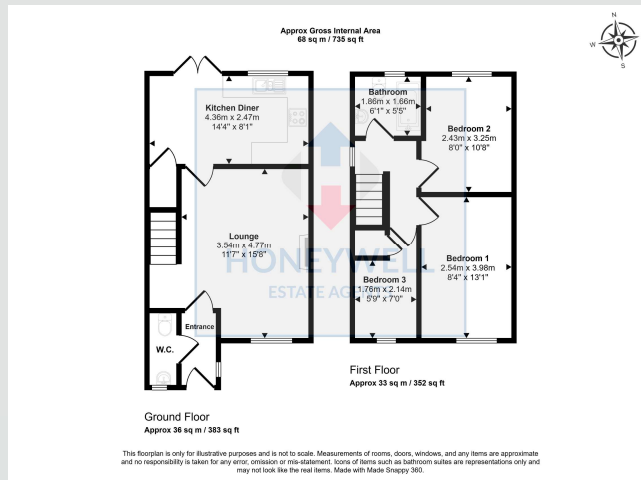
EPC: The energy efficiency rating for this property is C.

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.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





22 Copperfield Close, Clitheroe, BB7 1ER
MJ/CE/150426

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

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents



honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.