9 STIRLING CLOSE
CLITHEROE
BB7 2QW

£283,950

HONEYWELL
ESTATE AGENTS



- An extended semi detached family home
- Large plot with driveway & garage
- Three bedrooms, stunning shower room
- Gas CH & uPVC DG
- Great size lounge
- Large open plan living kitchen
- Quiet cul-de-sac location
- 94 m2 (1,007 sq ft) approx.

Situated on a small cul-de-sac of similar semi detached family homes and enjoying a large plot with plenty of parking and a garage, number 9 Stirling Close offers extended, well maintained accommodation throughout.

The property has been recently fitted with a new, fully tiled shower room and all 3 of the bedrooms have fitted or built-in storage. On the ground floor the entrance porch and hallway lead onto the good sized lounge and the extended living kitchen.

Clitheroe town centre lies close by with an excellent range of amenities, including shops, bars and restaurants, a bus depot and a train line direct to Manchester City centre. The property also enjoys easy access to many nearby country walks on the outskirt of Clitheroe and down towards the Aspinall Arms at Mitton.

LOCATION: From Clitheroe town centre head down Parson Lane and straight over onto Bawdlands before turning left onto Henthorn Road. Follow the road down, past the park on the left hand side and continue further before turning left again onto Kenilworth Drive and then first right onto Stirling Close. Number 9 is on the left hand side.

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

ENTRANCE PORCH: with a UPVC external door, electric meter cupboard, UPVC internal door to entrance hallway.

ENTRANCE HALLWAY: with staircase to the first floor landing, understairs storage cupboard, telephone point.

LOUNGE: 3.5m x 4.6m (11'7" x 15'0"); with a living flame gas fire in feature surround, three wall light points, two television points, double doors through to living kitchen.

LIVING KITCHEN: Living area 2.7m x 2.9m (8'10" x 9'6"), kitchen diner area 5.2m x 4.7m (16'11" x 15'5"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, gas and electric cooker points, wall-mounted combination central heating boiler, one and a half bowl sink unit, space for fridge freezer, plumbed and drained for a washing machine and dishwasher, space for tumble-dryer, breakfast bar, low voltage lighting, partially tiled walls, television point, UPVC sliding patio doors to the rear garden, UPVC external door to the side of the property, wall light point, double doors through to lounge.

FIRST FLOOR:

LANDING: with attic access point.

BEDROOM ONE: 3.2m x 3.6m (10'7" x 11'9"); with fitted wardrobes to two walls.

BEDROOM TWO: 2.8m x 2.9m (9'1" x 9'6"); with built-in storage cupboards, low voltage lighting.









BEDROOM THREE: 2.1m x 2.4m (6'9" x 7'9"); with built-in storage cupboards and overhead storage cupboards, television point.

SHOWER ROOM: 2.5m x 2.0m (8'4" x 6'6"); with a three-piece suite in white comprising a low level W.C, vanity wash handbasin and a walk-in shower enclosure with electric shower, tiled floor, fully tiled walls, heated towel rail, low voltage lighting, extractor fan.

OUTSIDE: The property is situated in an excellent sized plot with a low maintenance pebbled front garden and tarmac driveway providing off-road parking for approximately three cars leading to a detached single garage 20' 0" x 8' 9" with up and over door, power and lighting points. The rear garden is laid to lawn with a pond and flowerbed borders with shrubs surrounding and a covered decked seating area with outdoor heater.

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.

TENURE: Freehold.

COUNCIL TAX BAND D.

FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

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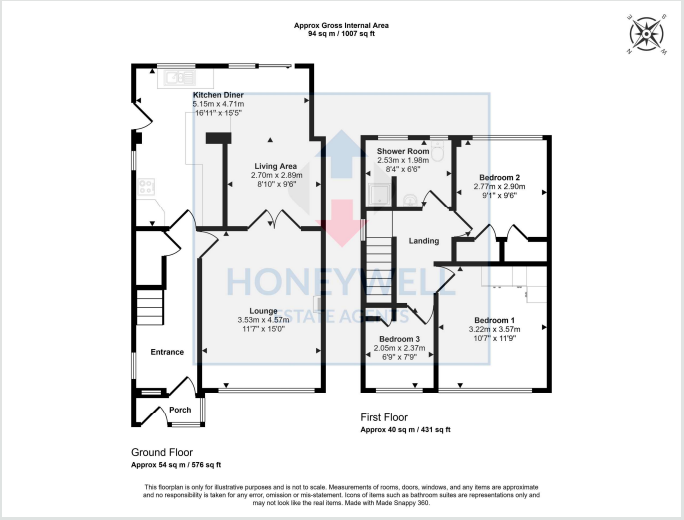












9 Stirling Close, Clitheroe, BB7 2QW
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