

19 BAWDLANDS  
CLITHEROE  
BB7 2LA

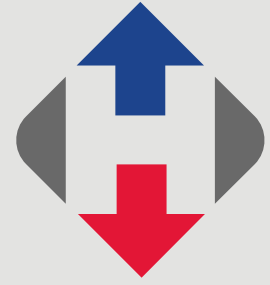
£119,500



- A desirable mid terrace cottage
- 2 bedrooms & house bathroom
- Attractive lounge with fireplace
- Gas CH & uPVC DG
- Fitted breakfast kitchen
- Enclosed paved rear yard
- Close to the town centre
- 52 m2 (561 sq ft) approx.

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**Situated on a row of character cottages, this attractive mid terrace cottage is conveniently located within a short walk of Clitheroe town centre & Castle grounds. This property would be ideal for first time buyers and investors.**



**Accommodation comprises a bright lounge with gas fire, fitted breakfast kitchen, two first floor bedrooms, a house bathroom with bath and shower and a separate W.C. The property also enjoys an enclosed paved rear yard.**

**LOCATION:** From our sales office turn left down the hill along Parson Lane and at the mini roundabout carry straight on over the railway bridge into Bawdlands. The cottage can be found on the left-hand side.

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

**ENTRANCE HALLWAY:** entrance through a part glazed UPVC external door into the hallway with a staircase to first floor landing, central heating radiator.

**LOUNGE:** 3.2m x 4.0m (10'4" x 13'1"); with vinyl wood effect flooring, disconnected gas fire with surround, alcove with tv point and cupboard, central heating radiator, understairs storage cupboard, open to

**KITCHEN:** 4.1m x 2.3m (13'6" x 7'5"); with vinyl wood effect flooring, a range of fitted base storage cupboards with complementary work surface, plumbed and drained for an automatic washing machine, 4 ring gas hob, extractor over,

splash back, electric oven, space for a fridge/freezer, single drainer sink unit, central heating radiator, wall mounted central heating combi boiler and part glazed UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.3m x 3.1m (14'0" x 10'4"); with central heating radiator and loft hatch.

**BEDROOM TWO:** 2.4m x 2.1m (7'11" x 6'11"); with laminate wood effect flooring and central heating radiator.

**BATHROOM:** With a 3-piece suite comprising a low level W.C. with push button flush, pedestal handwash basin with vanity cupboard, a panelled bath with plumbed shower, shower screen, extractor fan, vinyl flooring and stainless steel heated towel rail.





**OUTSIDE:** To the rear of the property is a low maintenance paved garden with gate access.

**HEATING:** Gas fired hot water central heating system with new boiler being fitted in February 2026, complemented by double glazed windows in UPVC frames throughout.

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

**COUNCIL TAX BAND A.**

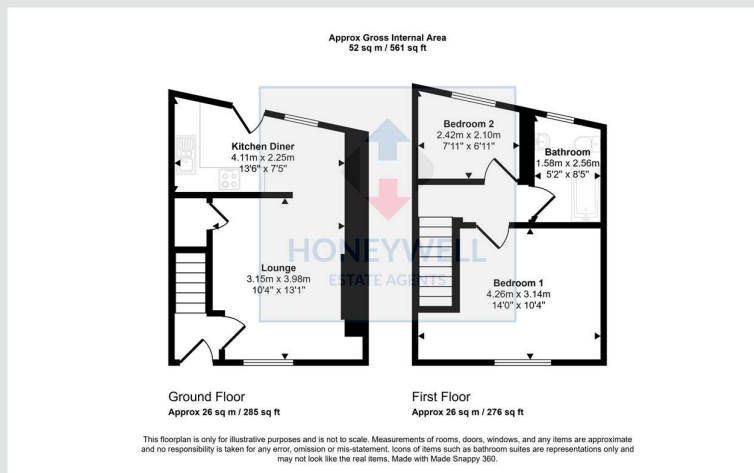
**EPC:** The energy efficiency rating for this property is C.

**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.





19 Bawdlands, Clitheroe, BB7 2LA  
CD/SW/020426

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

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