

15 PENDLE ROAD  
CLITHEROE  
BB7 1JQ

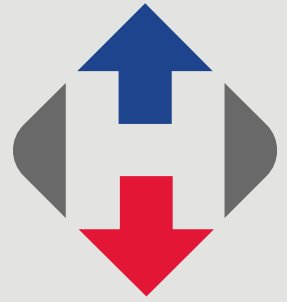
£130,000



- Large stonebuilt terrace
- Lounge & dining room
- Full width kitchen extension
- 2 good-sized bedrooms & attic room
- 3-piece bathroom with shower
- Views to the rear
- Gas CH & UPVC double glazing
- 100 m2 (1,079 sq ft) approx.

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**A large attractive stone terrace situated on the east side of Clitheroe within a short walking distance of the town centre. The property has been extended with a full width kitchen to the rear and a spacious attic room and enjoys an elevated outlook and open space to the rear. The property has great potential as a good-sized home with room for some modernising and updating.**



**Accommodation comprises an entrance vestibule, spacious lounge and dining room, large kitchen with patio doors, two good-sized bedrooms, 3-piece bathroom with shower and converted attic room. The rear yard is low maintenance and elevated over the surroundings with a pleasant outlook.**

**LOCATION:** From our sales office travel down Castle Street, turn right onto Wellgate and follow the road straight to the bottom. Turn right at the T-junction, left at the mini roundabout and proceed up Pendle Road. Number 15 is on the left hand side, before the mini roundabout.

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

**ENTRANCE PORCHWAY:** With a UPVC external door, laminate wood effect flooring, glazed internal door to:

**LOUNGE:** 3.6m x 3.5m (11'10" x 11'7"); with staircase to the first floor landing, multi-fuel stove set into chimney breast sat on brick hearth, meter cupboards and open to:

**DINING ROOM:** 4.4m x 4.7m (14'6" x 15'3"); with electric fire in a cosmetic surround, understairs storage cupboard, telephone point, television point and glazed double doors through to:

**BREAKFAST KITCHEN:** 4.4m x 2.9m (14'4" x 9'8"); with fitted base and wall storage cupboards with complementary work surfaces, built-in electric oven with a 4-ring gas hob and extractor hood over, single drainer stainless steel sink unit, space for fridge-freezer, plumbed and drained for an automatic washing machine, part-tiled walls and sliding UPVC doors to the rear yard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.5m x 3.6m (11'5" x 11'10"); with staircase to the second floor.

**BEDROOM TWO:** 2.6m x 3.9m (8'5" x 12'10"); with built-in storage cupboard housing combination central heating boiler and hanging space.

**BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with plumbed shower over, vanity curtain and rail, extractor fan and part-tiled walls.





## SECOND FLOOR:

**ATTIC ROOM:** 4.4m x 2.9m (14'4" x 9'7"); with built-in cupboards under the eaves and double glazed Velux window.

**OUTSIDE:** To the rear of the property is an enclosed low maintenance paved garden with an open aspect and access around the side of the terrace.

**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.

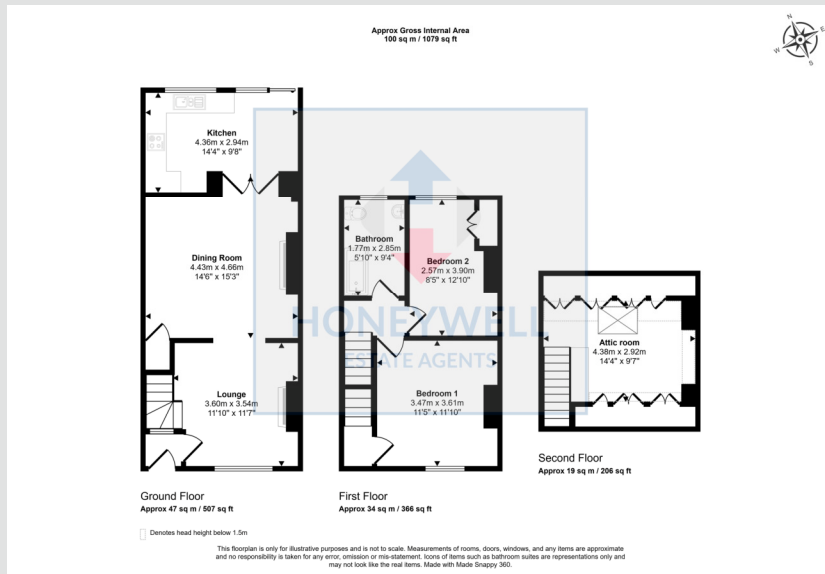
**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating of the property is 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.





15 Pendle Road, Clitheroe, BB7 1PH  
MJ/CJ/070225

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