

Kirkmoor Road, Clitheroe. BB7 2DU

£175,000 Leasehold

FOR SALE



stones young
sales & lettings

Clitheroe
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PROPERTY DESCRIPTION

This impressive sized stonebuilt property is attractively situated on Kirkmoor Road a much sought after location within superb walking distance to the town centre and its array of amenities. This excellent property is being offered to market with no onward chain and would be an ideal hassle free purchase. The property has been well extended and is well appointed over three floors. On the ground floor are two attractive reception rooms, both with polished wooden floors and fireplaces. The rear is open plan to the kitchen extension with a bright array of fitted units with built in oven and fridge freezer with private outlooks to the rear. On the first floor are two ample bedrooms, both with built in storage and there is a three piece white bathroom with shower over bath. The second floor boasts an excellent spacious attic room with velux window and built in desk/office area, providing a versatile useful space.

Externally to the rear there is a good sized rear yard area with boundary walls and fencing and a spacious garage style store with access to both side and rear gate access. Early viewing is recommended.



ROOM DESCRIPTIONS

Ground Floor

Lounge

10' 11" x 13' 3" (3.33m x 4.04m)

With external wood front door leading into a bright and spacious room with polished wood flooring, decorative gas fire and surround with tiled hearth, television point, panelled radiator, uPVC double glazed window.

Dining Room

12' 6" x 13' 3" (3.81m x 4.04m)

Polished wood floor, panelled radiator, fireplace housing multi fuel stove with tiled hearth, television point, understairs storage cupboard, open arch leading through to kitchen:

Kitchen

7' 3" x 11' 9" (2.21m x 3.58m)

Bright fitted wall, base and drawer units and complementary laminate working surfaces, wall mounted combination gas central heating boiler, integrated electric oven with 4-ring gas hob and extractor filter canopy over, single sink drainer unit with mixer tap, built in fridge freezer, plumbing for washing machine, wood style flooring, velux window, spotlighting, uPVC double glazed window, uPVC double glazed external rear door.

First Floor

Landing

Spindle balustrade, door and staircase to 2nd floor attic room.

Bedroom One

8' 2" x 13' 4" (2.49m x 4.06m)

Good sized double bedroom with carpet flooring, panelled radiator, built-in wardrobes with feature wood doors, uPVC double glazed window.

Bedroom Two

12' 5" x 6' 6" (3.78m x 1.98m)

Light and airy bedroom with carpet flooring, panelled radiator, built-in over stairs cupboard, uPVC double glazed window.

Bathroom

9' 4" x 5' 7" (2.84m x 1.70m) Bright 3-pce white suite comprising bath with wood panel surround with shower over and glazed screen, pedestal wash basin, low level w.c, part tiled walls and part panelled walls, recessed spotlighting with panelled ceiling, wood floor, uPVC double glazed window, panel radiator.

Second Floor

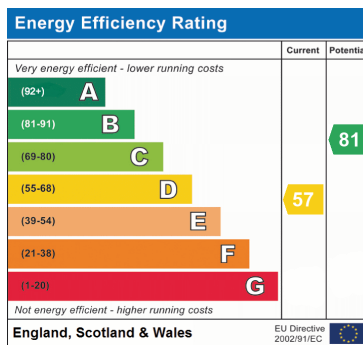
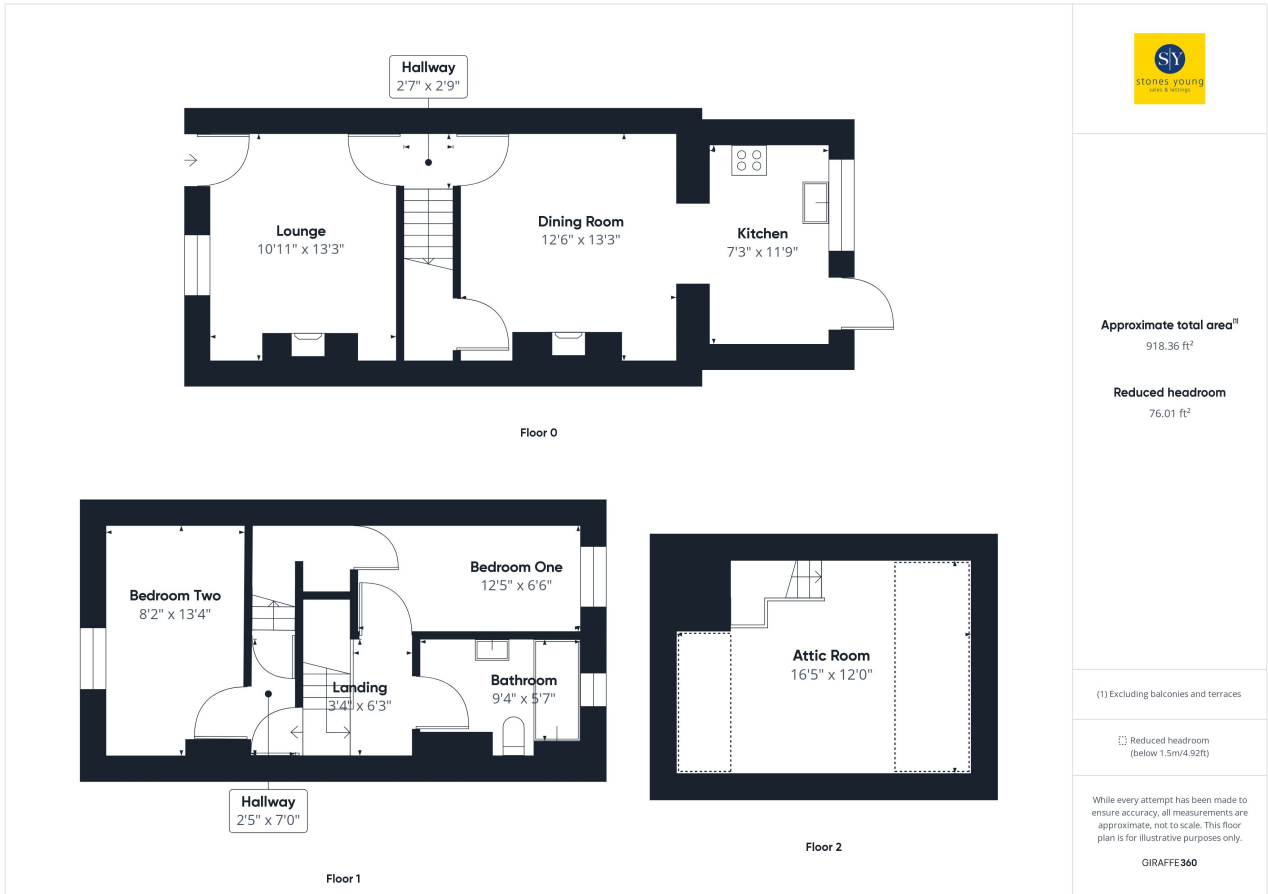
Attic Room

16' 5" x 12' 0" (5.00m x 3.66m) some limited head room

Generous light and open space with spindle balustrade, built in desk and drawer unit, Velux window, spotlighting, panelled radiator, wood floor, built in cupboard.



FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.