

Woone Lane, Clitheroe. BB7 1BN

£159,995 Leasehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

This spacious garden fronted terraced home is superbly positioned at the far end of Woone Lane, a sought after location with attractive front views towards Pendle Hill and opposite Primrose Lodge Nature Reserve with excellent local countryside walks from the doorstep and good walking distance to the town centre with its vast array of amenities. The property offers deceptive accommodation which is well appointed throughout, yet still offers potential to enhance further and is being advertised with no onward chain, an ideal hassle free purchase! The ground floor provides a generous lounge and dining room, entrance hallway and a good sized modern white fitted white kitchen. The first floor boasts two double bedrooms and a bright three piece white bathroom.

Externally there is a pleasant stone paved forecourt garden area with planted borders and railings which pleasantly overlook the nature reserve. To the rear is a sizeable yard/patio with covered canopy area, boundary wall and rear gate access.

## FEATURES

- Spacious Garden Fronted Terrace House
- Pleasant Accommodation Over 2 Floors
- 2 Double Bedrooms, 3-pce White Bathroom
- 2 Generous Receptions, Modern Kitchen
- Front Views Adjoining Nature Reserve
- Spacious Rear Yard/Patio
- Walking Distance To Town Centre Amenities
- Gas CH, DG; No Onward Chain



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

PVC door.

#### Hallway

Coved cornicing, archway with staircase leading to first floor.

#### Lounge

14' 3" x 14' 3" (4.34m x 4.34m)

Spacious and airy living space with uPVC double glazed window, built in cupboards and understairs storage cupboard, ceramic tiled fireplace surround, panelled radiator, television point, telephone point.

#### Dining Room (front)

11' 3" x 10' 0" (3.43m x 3.05m)

Coved cornicing, panelled radiator, uPVC double glazed window, wood surround fireplace.

#### Kitchen

12' 5" x 8' 1" (3.78m x 2.46m)

Modern fitted white wall and base units with complementary laminate working surfaces, stainless steel single sink drainer unit with mixer tap, plumbing for washing machine, electric cooker point, stainless steel extractor filter canopy over, part tiled walls, tiled effect vinyl flooring, recessed spotlighting, uPVC double glazed window, panelled radiator, rear wood external door.

### First Floor

#### Landing

#### Bedroom One

14' 2" x 11' 5" (4.32m x 3.48m)

Excellent double sized room, built in cupboard, panelled radiator, uPVC double glazed window to the front with attractive outlooks over Primrose Nature Reserve and across towards Pendle Hill.

#### Bedroom Two

16' 6" x 8' 4" (5.03m x 2.54m)

Double room with carpet flooring, panelled radiator, uPVC double glazed window.

#### Bathroom

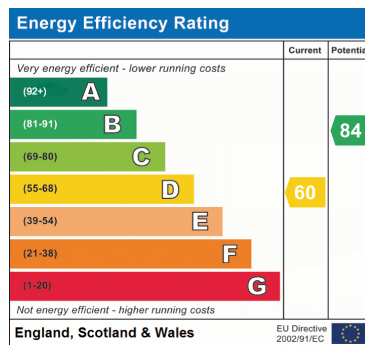
3-pce white suite comprising panelled bath with electric shower over, low level w.c., pedestal wash basin, fully tiled walls, vinyl flooring, built in cupboard also housing wall mounted Worcester combination gas central heating boiler, extractor fan, panelled radiator, uPVC double glazed window.







# 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.