

Alleys Green, Clitheroe. BB7 2AE

£164,500 Freehold

FOR SALE



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PROPERTY DESCRIPTION

A lovely mews style property being brought to the market situated in a favourable cul-de-sac position on Alleys Green, positioned close to a whole host of amenities within excellent walking distance to the town centre, local schools and train station. The property is well maintained and boasts a lovely lawned rear garden which is not overlooked and private parking to the rear. The well appointed accommodation still offers superb further potential and would be a perfect first time purchase, ideal for downsizers or investment purchase. Upon entrance through the vestibule hallway, there is a good sized lounge with storage under the stairs. There is a bright fitted kitchen with integrated appliances and kitchen diner is situated at the rear with patio doors and private outlooks over the garden. On the first floor are two bedrooms and a three piece house bathroom suite.

Externally there is an attractive good sized lawned rear garden and stone paved patio area which is pleasant and not overlooked with timber storage shed, timber fencing surround and rear gate access. There is an allocated parking space to the side tarmac area at the rear end of the garden.

FEATURES

- Attractive Stonebuilt Modern Mews
- 2 Bedrooms, 3-pce Bathroom
- Front Lounge, Gas CH, PVC DG
- Bright Fitted Dining Kitchen With Patio Doors
- Lovely Private Rear Lawned Garden & Patio
- Allocated Parking; No Onward Chain
- Excellent Cul-De-sac Location
- Walking Distance To Clitheroe Centre



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Wooden double glazed door, cove cornice.

Lounge

13' 7" x 10' 4" (4.14m x 3.15m)
Laminate flooring, built in under stair storage, panel radiator, TV point, uPVC double glazed window.

Kitchen/Dining Room

13' 6" x 8' 4" (4.11m x 2.54m)
Range of fitted wall and base units with contrasting work surfaces, stainless steel single sink drainer unit with mixer tap, plumbing for washing machine, integrated fridge freezer, built in stainless steel electric oven with 4-ring gas hob and extractor filter canopy over, laminate flooring, part tiled walls, wall mounted combination gas central heating boiler, uPVC double glazed window, open to dining area, laminate flooring, uPVC patio doors to garden, panel radiator, coved cornicing.

First Floor

Landing

Loft access.

Bedroom One (front)

13' 8" max x 11' 7" (4.17m x 3.53m)
Doubled bedroom with carpet flooring, fitted wardrobes with cupboards over and drawer units, panelled radiator, 2 x uPVC double glazed windows.

Bedroom Two (rear)

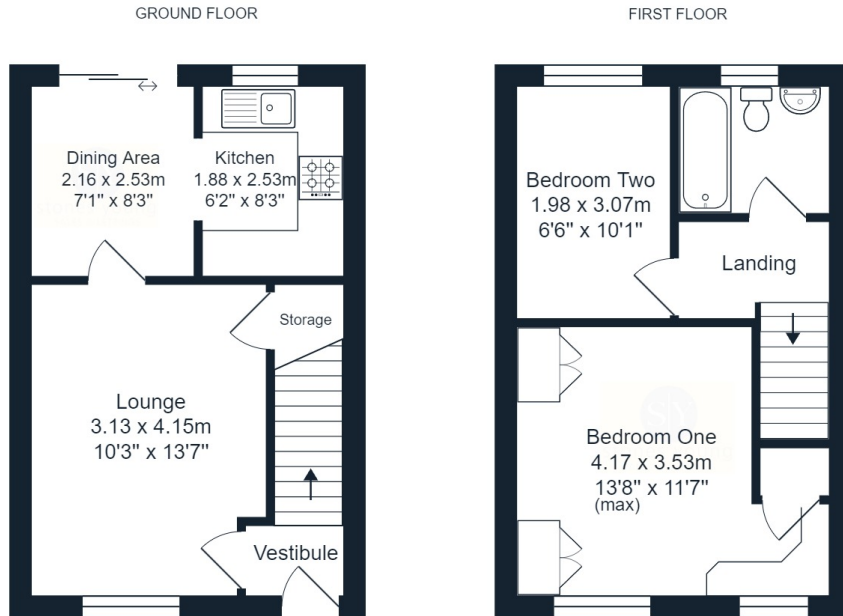
10' 1" x 6' 6" (3.07m x 1.98m)
Single room with laminate flooring, panelled radiator, uPVC double glazed window.

Bathroom

3-pce suite comprising panelled bath with thermostatic shower over, low level w.c., pedestal wash basin with mixer tap, vinyl flooring, part tiled walls, extractor fan, panelled radiator, uPVC double glazed window.



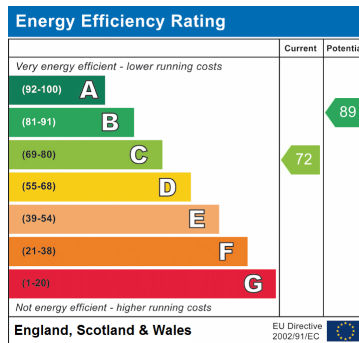
FLOORPLAN & EPC



Alleys Green, Clitheroe

Total Area: 56.5 m² ... 609 ft²

All measurements are approximate and for display purposes only.



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.

