20 WOONE LANE
CLITHEROE
BB7 1BG

£139,500

HONEYWELL
ESTATE AGENTS



- Well-presented mid terrace house
- 2 bedrooms & 3-piece bathroom
- Lounge & kitchen diner
- Town centre location
- No chain
- Enclosed rear yard
- Gas CH & uPVC DG
- 55 m2 (588 sq ft) approx.

Situated in a popular location, close to Holmes Hill, Clitheroe Castle and the town centre, this stonebuilt mid-terraced house offers well-presented accommodation.

The property comprises good-sized lounge, fitted kitchen/diner, contemporary bathroom with shower and two bedrooms; one with an excellent range of built-in wardrobes and cupboards.

Outside the house enjoys a pleasant enclosed rear yard.

LOCATION: From our sales office continue down Parson Lane and continue straight on at the mini roundabout over the railway bridge into Bawdlands. Turn first left into Corporation Street, then left into Eshton Terrace and carry straight on. Take the left turning into Woone Lane and the house is situated on the left hand side.

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

ENTRANCE PORCH: with a part glazed PVC external door into the porch and a part glazed internal wooden door into the lounge.

LOUNGE: 3.9m x 3.8m (12'8" x 12'7"); with a decorative fireplace in a wooden surround, internal feature window with spotlighting, cornicing, meter cupboards, two wall light points, open to

KITCHEN: 3.0m x 2.8m (10'0" x 9'5"); with tiled floor, matching wall and base units, complementary work surfaces, 4 ring gas hob, oven, one and a half bowl sink unit, tiled splashback, plumbed for a washing machine, space for a fridge/freezer, staircase to first floor landing, understairs storage cupboard, spotlighting, half glazed PVC external door to rear yard.

FIRST FLOOR:

LANDING: with loft hatch.

BEDROOM ONE: 3.2m x 3.8m (10'5" x 12'5"); with fitted wardrobes to one wall.

BEDROOM TWO: 1.9m x 3.0m (6'2" x 9'10"); with cornicing.

BATHROOM: With a 3-piece suite comprising a low level w.c., vanity handwash basin and a bath with a thermostatic shower over, heated towel rail, tiled walls and storage cupboard housing central heating boiler.









OUTSIDE: To the rear of the property is an easy to maintain enclosed rear yard.

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 A.

FLOOD RISK LEVEL: Very low.

EPC: The energy efficiency rating for this property is E.

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.

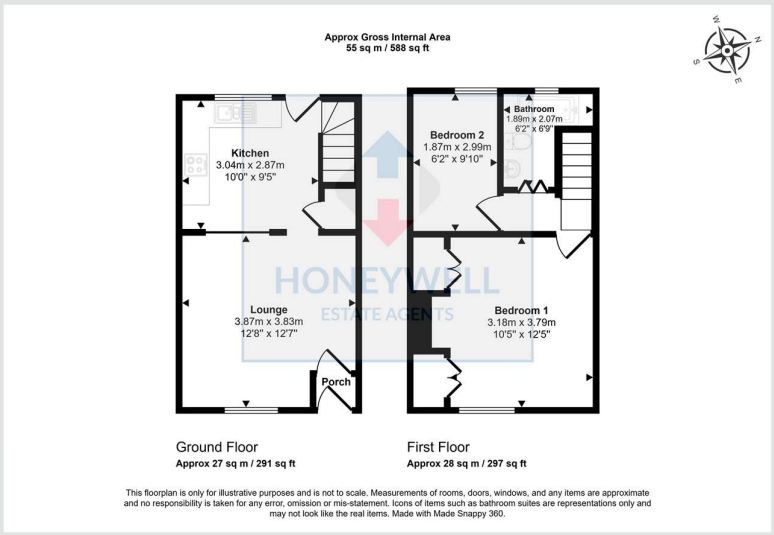












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MJ/SW/240626

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

HoneywellEstateAgents
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honeywell.co.uk

The Property Ombudsman

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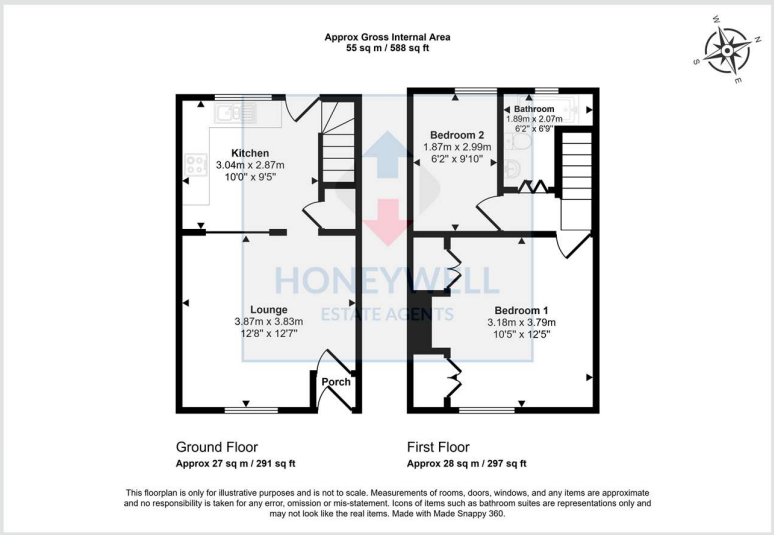












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