

# Duffin's

— Estate Agents —



Duffin's Estate Agents are pleased to offer for sale this superb one bedroom Coach House Apartment in the sought after area of Clitheroe. This Coach House is beautifully appointed and is one of two adjoining properties located on Pimlico Road. The property boasts a modern fitted kitchen with fully fitted appliances which include fridge & freezer, washing machine and oven, hob and extractor, one reception room, one bedroom and a separate walk in shower room. The apartment benefits from solid oak flooring throughout which has been hand cut and hand laid as well as gas central heating and double glazing. The landscape of the gardens has yet to be completed, however once it has been done, the property will benefit from one parking spaces.

The property has been refurbished to an extremely high standard and viewing is highly recommended.

The property is located within walking distance of the facilities and amenities of Clitheroe town centre. The market town of Clitheroe offers good local services including shopping, business facilities, local schools and transport links to the road and rail networks.

L Shaped Hallway:	5.56 m x 0.83 m
Reception Room:	5.68 m x 3.2 m
Bedroom:	3.61 m x 2.28 m
Kitchen:	3.34 m x 1.9 m

More internal pictures to follow!  
Viewing is highly recommended!!!

**The Old Coach House, Pimlico Road      £115,000**

- Old Coach House
- One Bed Apartment Conversion
- Refurbished to an exceptionally high standard
- Solid Oak Flooring Throughout
- Allocated Parking Space
- Double Glazed Throughout
- Gas Central Heating
- Clitheroe Centre Location
- Close to West Bradford & Chatburn
- Chain Free

### Property Details



#### Reception Room

5.68m (18' 8") x 0.83m (2' 9")



#### Kitchen

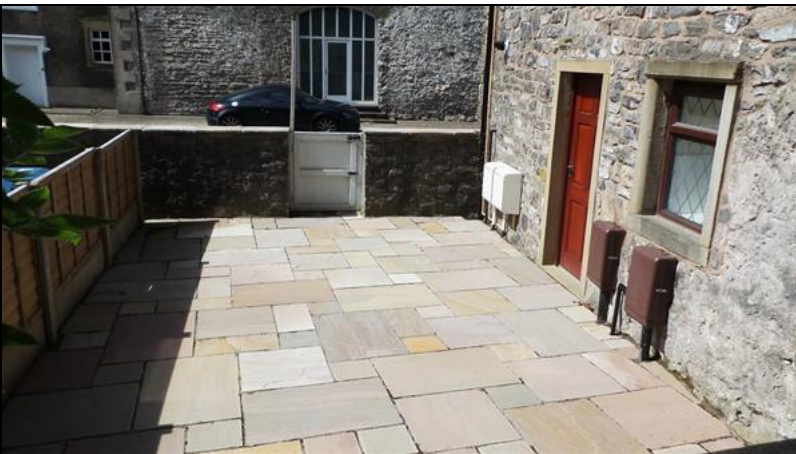
3.34m (10' 11") x 1.90m (6' 3")



**Bathroom**



**Bedroom**  
3.61m (11' 10") x 2.28m (7' 6")



**Private Terrace**

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.