

4 TAYLOR STREET
CLITHEROE
BB7 1NL

£90,000



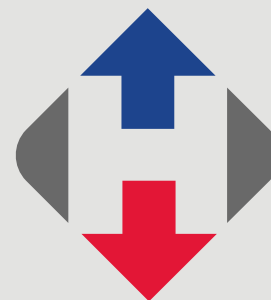
- Stonebuilt terrace property
- 2 bedrooms, modern shower room
- Modern 3-pce bathroom with shower
- Well presented bright accommodation
- Spacious living room
- Modern fitted kitchen
- Under stamp duty threshold
- 51 m2 (540 sq ft) approx.

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An ideal first time buy or investment, this stonebuilt two bedroom terrace property is situated close to Clitheroe town centre and its growing amenities.

The house is presented to a high standard with a fully tiled three-piece shower room, modern fitted kitchen with built-in electric oven, gas hob and combination central heating boiler, spacious living room and two bedrooms.

To the rear is a low maintenance yard. Viewing is recommended.



LOCATION: From our sales office travel down Castle Street and turn right into Wellgate. Follow the road straight down to the end. At the junction turn right and then immediately left at the mini roundabout, then left again into Taylor Street. Number 4 is situated on the right hand side.

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

LIVING ROOM: 3.8m x 3.7m (12'4" x 12'); with PVC external door, meter cupboards, television and telephone points.

FITTED KITCHEN: 3.7m x 2.8m (12'3" x 9'4"); range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with extractor over, single drainer stainless steel sink unit, housed Worcester combination central heating boiler, understairs storage space, plumbed and drained for automatic washing machine, laminate wood effect flooring, staircase to the first floor landing, PVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.7m x 3.7m (12' x 12').

BEDROOM TWO 2.3m x 1.9m (7'7" x 6'2"); with built-in storage cupboard.

SHOWER ROOM: With modern 3-piece white suite comprising pedestal washbasin, low suite w.c. and corner shower enclosure with electric shower, fully tiled walls.





OUTSIDE: To the rear of the property is a low maintenance stone flagged yard.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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

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.





*4 Taylor Street, Clitheroe, BB7 1NL
MJ/SMR/26012017*

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

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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