

16 CORPORATION ST
CLITHEROE
BB7 1DW

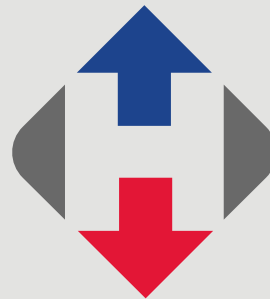
£99,950



- Stonebuilt mid-terraced house
- 2 bedrooms
- Dining kitchen
- Gas CH & PVC DG
- Close to the town centre
- Lounge with gas fire
- 3-piece bathroom with shower
- 63 m2 (680 sq ft) approx.

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A stonebuilt mid-terraced house situated within a few minutes' walk of Clitheroe town centre and all its amenities.



The house has an entrance vestibule leading to a lounge with gas fire, to the rear there is a dining kitchen with staircase off to the first floor. Upstairs there are two bedrooms and a three-piece bathroom with shower over the bath. Benefits include gas central heating with boiler installed in 2018, PVC double glazed windows and door and there is an enclosed yard with brick store. Viewing is recommended.

LOCATION: From our office turn left down the hill along Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands. Turn first left into Corporation Street and the house can be found on the right hand side.

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

ENTRANCE: Through PVC front door into:

ENTRANCE VESTIBULE: With dado rail, quarry tiled floor and half-glazed doorway leading to:

LOUNGE: 4.3m x 3.9m (14'2" x 12'10"); with television point, feature fireplace housing gas fire with tiled interior, hearth and wooden surround.

with a fitted range of laminate wall and base units with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit, gas cooker point, plumbing for a washing machine, wall-mounted Worcester central heating boiler, understairs storage cupboard, door leading to staircase and half-glazed PVC door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.9m (14'2" x 12'11"); with television point.

BEDROOM TWO: 3.1m x 1.9m (10'2" x 6'1").

DINING KITCHEN: 3.4m x 3.1m (11'3" x 10'3");





BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal hand wash basin with chrome taps, panelled bath with chrome taps and Triton T80 electric shower over and built-in storage cupboard over the stairs housing hot water cylinder.

OUTSIDE: There is an enclosed yard to the rear with planting borders, brickbuilt store and outside w.c.

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

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

COUNCIL TAX BAND A.

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.





Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

16 Corporation Street, Clitheroe

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