

18 NEWTON STREET
CLITHEROE
BB7 1DD

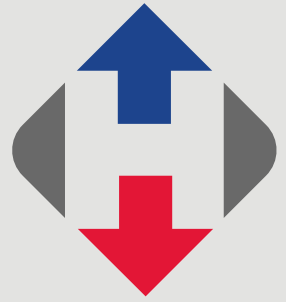
£165,000



- A well-presented stonebuilt terrace
- Excellent modern fitted kitchen
- Attached garage to rear
- Gas CH & PVC double glazing
- Living room, open to dining room
- 3 bedrooms & an attic room
- Close to Clitheroe town centre
- 108 m2 (1,169 sq ft) approx.

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Presented to a high standard throughout this spacious stonebuilt mid-terrace property offers accommodation set over three floors including three first floor bedrooms, a converted attic room, modern three-piece bathroom with shower, living room with multi-fuel burner open to the dining room and an excellent spacious fitted kitchen.



The property also benefits from an attached garage to the rear. Clitheroe town centre and its many amenities are situated just a short walk away. Viewing is recommended.

LOCATION: From our sales office travel down Parson Lane, straight over the mini roundabout onto Bawdlands. Follow the road along and take the next left onto Corporation Street and then left again at the end onto Eshton Terrace. Follow the road over the railway crossing and turn right onto Mitchell Street and then turn right onto Richmond Terrace. At the end of Richmond Terrace turn left onto Victoria Street and from here take the second left onto Newton Street.

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

ENTRANCE PORCH: With UPVC external door and single-glazed door into:

HALLWAY: With staircase to the first floor landing.

LIVING ROOM: 4.8m x 3.5m (15'8" x 11'5"); with a multi-fuel stove in feature surround, understairs storage cupboard, television point, telephone point and double doors to:

DINING ROOM: 3.7m x 3.4m (12' x 11'1"); with an open fire in a feature surround and meter cupboards.

MODERN FITTED KITCHEN: 4.1m x 2.3m (13'7" x 7'7"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in fridge freezer, plumbed and drained for an automatic washing machine, 6 burner double oven Cannon range with extractor hood over, feature vertical central heating radiator, low voltage lighting, partially-tiled walls, single drainer stainless steel sink unit and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 4.5m x 3.7m (14'9" x 12').





BEDROOM TWO: 4.8m x 2.8m (15'9" x 9'2"); built-in storage with combi boiler.

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

BEDROOM THREE: 2.3m x 2.0m (7'8" x 6'8").

COUNCIL TAX BAND B.

BATHROOM: With 3-piece white suite comprising low level w.c., vanity hand washbasin and panelled bath with thermostatic controlled shower over and vanity screen, fully-tiled walls, low voltage lighting and heated stainless steel towel rail.

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

SECOND FLOOR:

VIEWING: By appointment with our office.

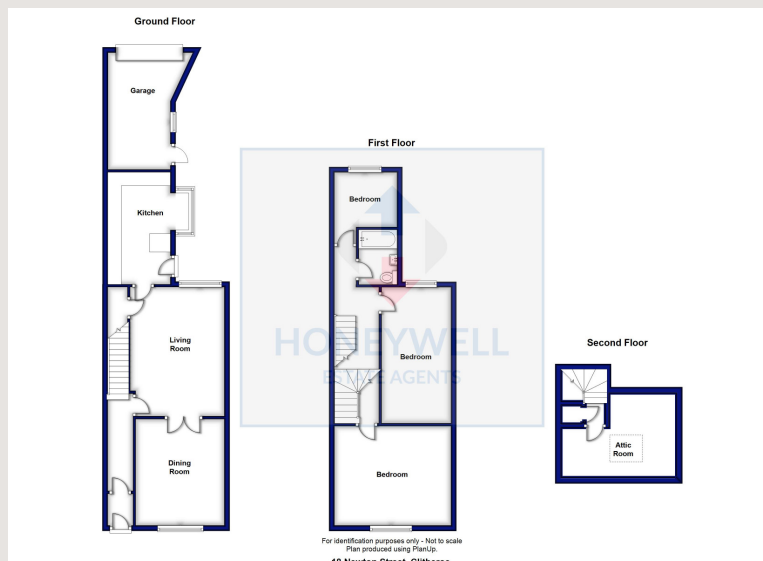
ATTIC ROOM: With under eave storage space, television point and double glazed Velux window.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

OUTSIDE: To the rear of the property is an enclosed concrete yard, to the rear of the yard is an attached GARAGE 4.3m x 3.1m max, 2.3m min (14'1" x 10'2" max, 7'7" min) with roller shutter garage door, power, lighting points and water.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.





18 Newton Street, Clitheroe, BB7 1DD
MJ/ZR/080318

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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