

47 BROOK STREET
CLITHEROE
BB7 1NR

£104,950

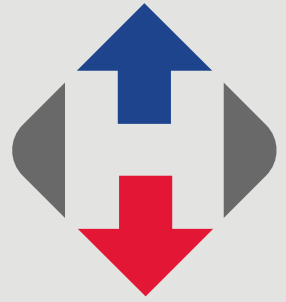


- Well presented end terrace property
- Lounge & dining room
- Situated close to the town centre
- Under stamp duty threshold
- 2 bedrooms, bathroom with shower
- Modern fitted kitchen
- Gas CH, majority PVC double glazing
- 64 m2 (690 sq ft) approx.

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A well presented stonebuilt end terrace property, situated close to Clitheroe town centre and with excellent access to the many amenities.

The accommodation comprises a spacious, bright lounge, dining room, fitted kitchen with modern central heating boiler, two first floor bedrooms and a 3-piece bathroom in white with shower.



LOCATION: From our sales office travel down Castle Street and straight on into York Street. At the roundabout take the third exit into Waterloo Road. As the road bends around to the right, take the second left turning into Brook Street. Number 47 is the last house on the left hand side.

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

ENTRANCE PORCH: With PVC external door, laminate wood effect flooring, glazed internal door to:

LOUNGE: 4.0m x 3.8m (13'2" x 12'7"); with laminate floor, television and telephone points, meter cupboards.

DINING ROOM: 4.1m x 3.2m (13'4" x 10'5"); with staircase to the first floor landing, telephone point.

FITTED KITCHEN: 2.9m x 1.9m (9'7" x 6'3"); range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with stainless steel extractor hood over, plumbed

and drained for automatic washing machine, single drainer stainless steel sink unit, wall-mounted combination Baxi central heating boiler (fitted August 2016, 7 year warranty), part-tiled walls, PVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.0m x 2.8m (13' x 9'3").

BEDROOM TWO: 2.4m x 2.2m (8' x 7'4").

BATHROOM: With 3-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with thermostatic shower mixer, part-tiled walls and low voltage lighting.





OUTSIDE: To the rear of the property is an enclosed yard area with raised flower beds and one storage outbuilding.

HEATING: Gas fired hot water central heating system (combination Baxi boiler fitted in August 2016) complemented by majority double glazed windows in PVC frames.

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

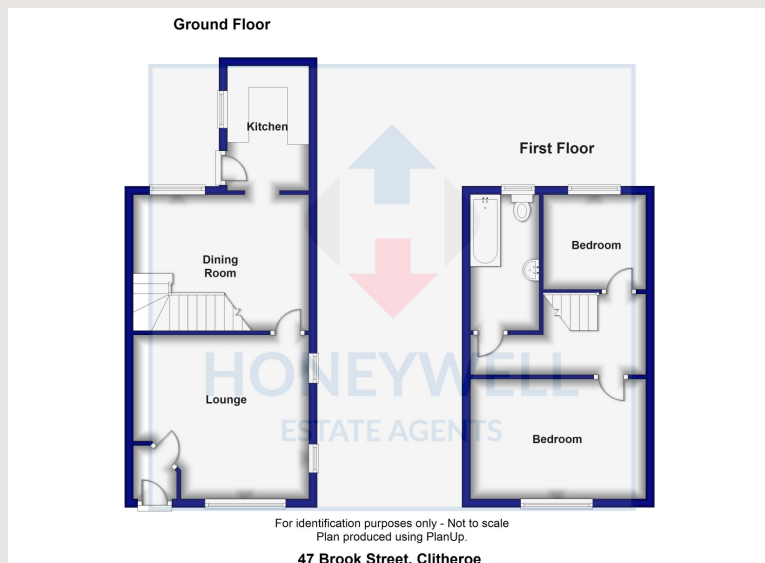
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND A.

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.





47 Brook Street, Clitheroe, BB7 1NR
MJ/SMR/150118

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