

63 PIMLICO ROAD
CLITHEROE
BB7 2AH

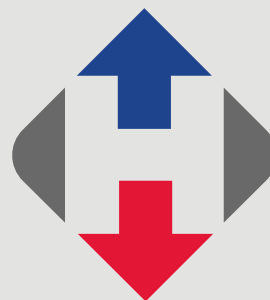
£147,950



- Stonebuilt mid terrace house
- Lounge, dining room, fitted kitchen
- Situated close to the town centre
- Gas CH & double glazing
- 2 bedrooms, 4-piece bathroom
- Tiered low maintenance rear garden
- Well presented accommodation
- 78 m2 (841 sq ft) approx.

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Situated a short walk from Clitheroe town centre and the growing number of amenities, this garden-fronted stonebuilt terrace property is presented to a high standard.



The accommodation comprises an entrance porch and hallway, dining room and living room, both with open fires, fitted kitchen, two first floor bedrooms and a 4-piece bathroom with shower.

The property enjoys a gravelled tiered and enclosed rear garden.

LOCATION: From our sales office travel down Castle Street and straight on into York Street to the roundabout. Turn left and at the next roundabout turn right into Pimlico Road. Follow the road down for a short while and number 63 is located on the left hand side.

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

ENTRANCE PORCH: With external door, original tiled flooring, single glazed internal door to hallway.

HALLWAY: With boarded wooden flooring.

DINING ROOM: 3.6m x 3.5m (11'9" x 11'5"); with open fire in feature surround and tiled hearth.

LIVING ROOM: 4.6m x 4.0m (15'1" x 13'2"); with television and telephone points, staircase to the first floor landing, understairs storage cupboard, open fire in feature surround with tiled hearth, PVC patio doors to the rear of the property.

FITTED KITCHEN: 3.2m x 2.3m (10'7" x 7'6"); range of fitted base and matching wall storage cupboards with complementary working surfaces, gas cooker point, plumbed and drained for automatic washing machine, wall-mounted Worcester central heating boiler, space for fridge freezer, external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.6m x 3.6m (15'1" x 11'11"); with television point.

BEDROOM TWO: 3.2m x 2.0m (10'4" x 6'5").

BATHROOM: With 4-piece white suite comprising low level w.c., pedestal hand wash basin, corner shower enclosure with plumbed shower and panelled bath with shower mixer tap, part-tiled walls.





OUTSIDE: To the front of the property is a small low maintenance walled garden area and to the rear is a tiered low maintenance, gravelled garden with flower beds and shrubs surrounding.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in a mixture of PVC and wooden frames.

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

COUNCIL TAX BAND: B.

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

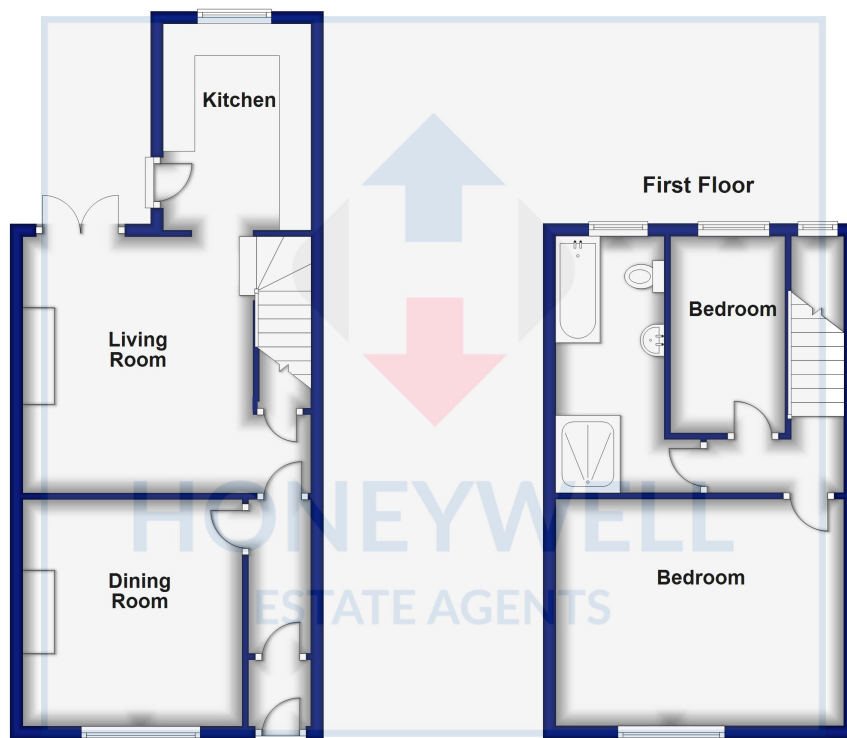
VIEWING: By appointment with our office.

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





Ground Floor



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

63 Pimlico Road, Clitheroe

*63 Pimlico Road, Clitheroe, BB7 2AH
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