

7 RICHMOND TERRACE
CLITHEROE
BB7 1DE

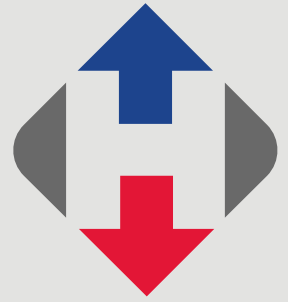
FIXED PRICE - £140,000



- Bay-fronted terrace house
- Spacious lounge
- Modern fitted kitchen
- Open aspect to front
- 2 bedrooms
- Bay-fronted sitting room
- Garage to rear
- 85 m2 (915 sq ft) approx.

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A spacious garden-fronted stonebuilt terraced house situated on this popular street which has attractive outlooks across the railway towards Kemple End.



The house offers good accommodation with two reception rooms, extended kitchen to the rear, two bedrooms and modern bathroom with shower over the bath. At the rear of the property there is a detached GARAGE and paved yard with planting borders. Viewing is recommended.

LOCATION: From our office turn left down the hill into Parson Lane. At the mini roundabout continue straight on over the railway and turn first left into Corporation Street. At the end turn left and cross over the railway and turn first right into Mitchell Street. At the end turn right and left into Richmond Terrace.

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

ENTRANCE VESTIBULE: Through PVC front door with glazed internal door leading to:

HALLWAY: With coved cornicing, feature plaster arch and stairs to first floor.

SITTING ROOM: 3.6m + the bay x 3.2m (11'11" + the bay x 10'6"); with feature square bay window, coved cornicing, wall-light points and gas fire.

LOUNGE: 3.9m x 4.3m (12'11" x 14'1"); with coved cornicing, wall-light points, gas fire with

central heating back boiler, television point and understairs storage cupboard.

KITCHEN: 4.2m x 2.1m (13'10" x 6'11"); with a modern range of wall and base units with complementary laminate work surface and gloss splashback, one and half bowl stainless steel sink unit with mixer tap, integrated stainless steel electric fan oven, stainless steel 4-ring gas hob with extractor over, space for fridge and freezer, plumbing for a washing machine, wine rack, tiled floor and glazed PVC door to rear yard.

FIRST FLOOR:

LANDING: With coved cornicing.

BEDROOM ONE: 4.3m x 3.6m (14'2" x 11'11"); with overstairs storage cupboard with hanging rail, outlooks across the railway towards Longridge Fell.

BEDROOM TWO: 3.9m x 2.2m (12'10" x





BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps, panelled bath with shower tap fitment and glass shower screen, tiled walls, chrome heated ladder style towel rail, storage cupboard housing hot water cylinder and tiled floor.

OUTSIDE: To the front of the property is a garden with gravelled area and wrought iron railings, to the rear there is a paved yard with planting borders and cold water tap, a detached single GARAGE 4.9m x 2.6m (16' x 8'6") with up-and-over door, power, light and personal door to the side.

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

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

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

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