

58 CHATBURN ROAD
CLITHEROE
BB7 2AP

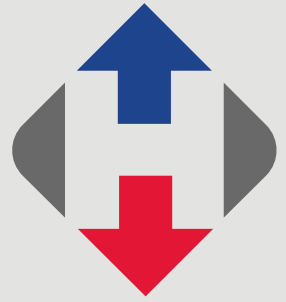
£144,950



- Garden-fronted stonebuilt terrace
- 2 bedrooms, bathroom with shower
- Situated close to the town centre
- Gas CH & PVC double glazing
- Lounge, dining room & kitchen
- Good-sized yard with car port
- Now requires updating
- 85 m2 (918 sq ft) approx.

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Situated a short walk from Clitheroe town centre and the many local amenities, this garden-fronted stonebuilt terrace now requires modernisation throughout but offers superb potential.



The accommodation comprises an entrance hallway, lounge, dining room, fitted kitchen and a ground floor shower room. On the first floor are two bedrooms and a 3-piece bathroom with shower.

To the rear of the property is an enclosed yard with car port.

LOCATION: From the sales office proceed straight along Castle Street and continue into York Street. At the roundabout cross straight over into Chatburn Road and number 58 can be found on the right hand side.

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

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

ENTRANCE HALLWAY: With staircase to the first floor landing.

LOUNGE: 3.7m x 3.2m (12'1" x 10'4"); with wall-mounted gas fire in stone surround.

DINING ROOM: 4.3m x 3.9m (14' x 12'8"); with understairs storage cupboard, gas fire in feature surround, television and telephone points.

KITCHEN: 4.6m x 2.1m (14'11" x 7'); range of fitted base and matching wall storage cupboard with complementary working surfaces, single drainer stainless steel sink unit, built-in electric oven, 4-ring gas hob with extractor over, plumbed and drained for automatic washing machine and dishwasher, space for separate fridge freezer. PVC external door to the rear of the property.

SHOWER ROOM: With 2-piece suite comprising low suite w.c. and plumbed shower, part-tiled walls.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.3m x 3.7m (14' x 12'); with fitted wardrobes to one wall.

BEDROOM TWO: 3.9m x 2.1m (12'10" x 6'10"); with built-in wardrobes.





BATHROOM: With 3-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with electric shower over, built-in storage cupboard housing Vaillant combination central heating boiler, part-tiled walls.

OUTSIDE: To the front of the property is a small walled garden area. To the rear is an enclosed yard with car port and external lighting points.

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

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

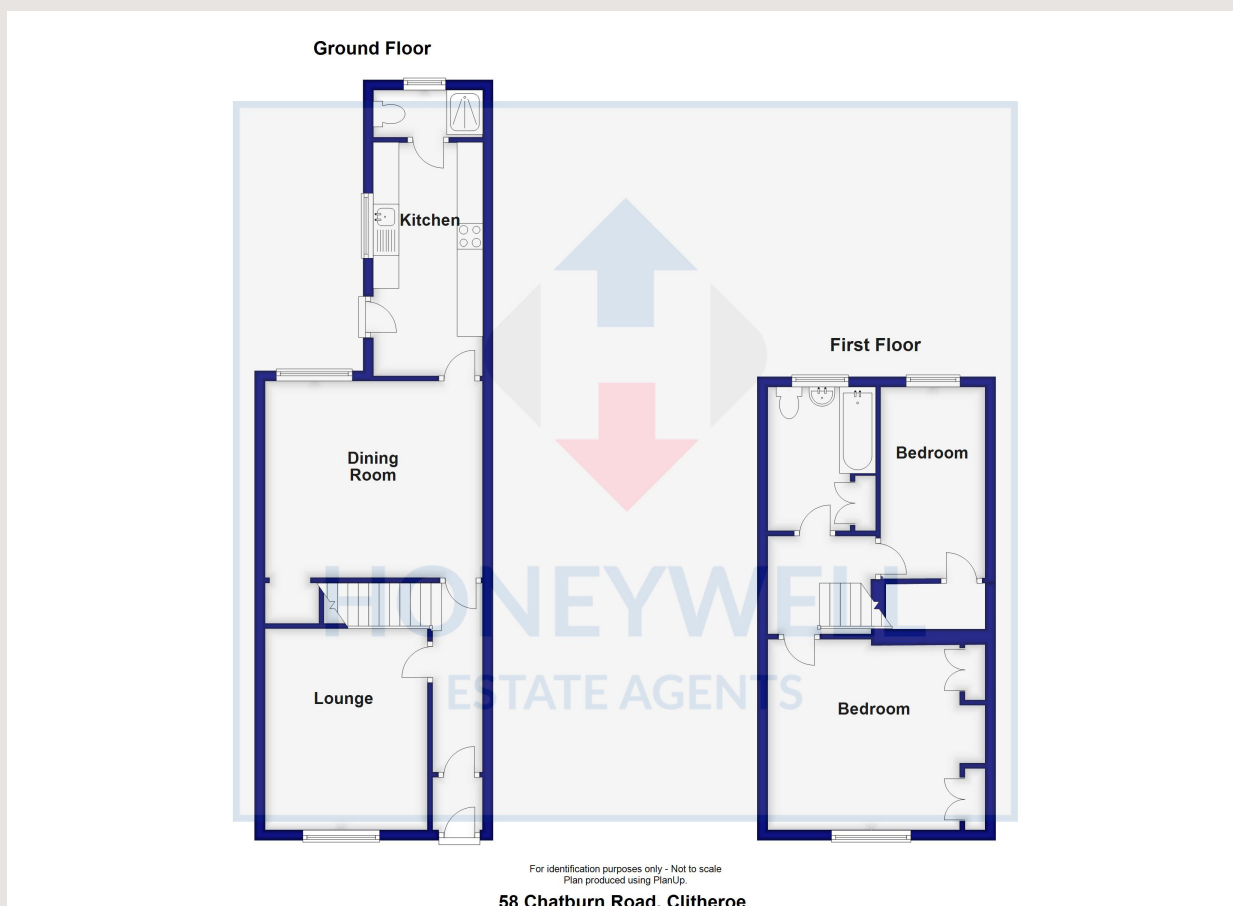
COUNCIL TAX BAND B.

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

VIEWING: By appointment with our office.

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