

13 WILSON STREET
CLITHEROE
BB7 1BH

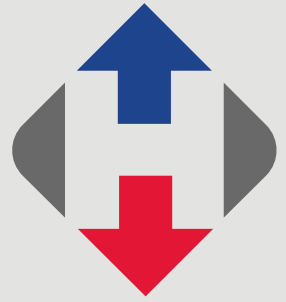
£140,000



- Spacious stone terrace house
- 2 large reception rooms
- Convenient for the town centre
- Enclosed yard with planting
- 2 beds with huge master bedroom
- Newly fitted kitchen with appliances
- Modern 3-pce bathroom with shower
- 96 m2 (1,031 sq ft) approx.

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A well presented stonebuilt terrace house offering much larger accommodation than you would expect. The house measures 1,031 sq ft and offers two large reception rooms, both with feature fireplaces; the kitchen was newly installed in 2019 and provides a modern finish with a range of integrated appliances. On the first floor is a landing with window to the rear and a stunning huge master bedroom, second bedroom and modern 3-piece bathroom with shower over the bath.



Externally there is an enclosed paved rear garden with planting borders and gated access to the rear. Wilson Street is conveniently located off Eshton Terrace and is only a short walk from Holmes Mill and Everyman Cinema; the town centre and other amenities are only five minutes' walk away. Viewing is essential.

LOCATION: From our sales office continue along Castle Street and turn right at the library into Wellgate, then right again into Lowergate. Keep left at the mini roundabout, passing Sainsbury's on the left and take the second exit at the next roundabout into Whalley Road. Turn first right and then Wilson Street is second left.

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

ENTRANCE through modern PVC Rock door into:

ENTRANCE VESTIBULE: with glazed door to sitting room.

SITTING ROOM: 5.1m x 4.0m (16'10" x 13'1"); with coved cornicing, picture rail and feature ornate plasterwork, 'Living Flame' gas fire with cast iron and tiled inset and mahogany surround, marble hearth, television point.

LOUNGE: 5.1m inc staircase x 4.2m (16'10" inc staircase x 13'11"); with spindle staircase off to the first floor, television point, feature open fire with tiled and cast iron interior and attractive wooden surround.

KITCHEN: 3.6m x 2.5m (11'9" x 8'2"); newly installed in 2019; with grey contemporary wall and base units with complementary dark laminate working surface, one and a half bowl stainless steel sink unit, integrated stainless steel electric fan oven with 4-ring induction hob and stainless steel and curved glass extractor canopy over, integrated washing machine, integrated tumble dryer, wall-mounted Potterton combination central heating boiler concealed inside kitchen wall cupboard, space for fridge freezer, tiled floor and PVC door to the rear yard.





FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, window to rear elevation and loft access.

BEDROOM ONE: 5.2m x 4.0m (16'11" x 13'2"); large master bedroom with 2 windows to the front elevation and feature cast iron fireplace.

BEDROOM TWO: 3.4m x 2.5m (11'2" x 8'4"); with feature cast iron fireplace.

BATHROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome tap and panelled bath with chrome tap and thermostatic shower over, glass shower screen, part-tiled walls, extractor..

OUTSIDE: To the rear there is an enclosed paved yard with raised flower beds and gated access to the rear.

HEATING: Gas fired hot water central heating system complemented by sealed double glazing in PVC frames. All the PVC doors and windows have been replaced within the last 2 years.

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

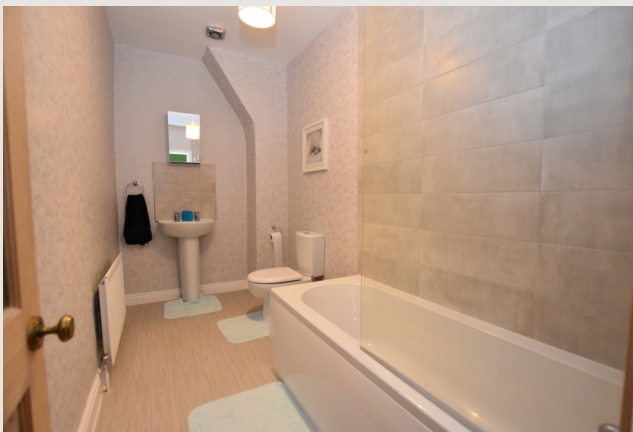
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND A.

VIEWING: By appointment with our office.

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CD/SMR/140120

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