

49 MITCHELL STREET
CLITHEROE
BB7 1DF

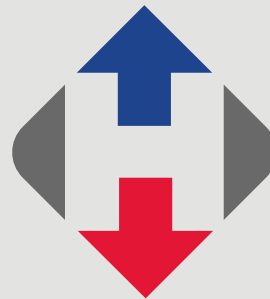
£104,950



- A stonebuilt mid-terrace property
- Living room & dining kitchen
- Now requires some modernisation
- Gas CH & PVC DG
- 2 bedrooms, 3-piece bathroom
- Situated close to the town centre
- Ideal first time buyer or investment
- 79 m2 (850 sq ft) approx.

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Situated a short walk through the Castle grounds from Clitheroe's town centre and its many amenities, this two bedroom stonebuilt terrace now requires some modernisation but offers superb potential as either a great first time buy or investment.



Accommodation comprises an entrance porch, lounge, fitted dining kitchen, two first floor bedrooms and a three-piece bathroom with electric shower. To the rear of the property is a good-sized enclosed rear yard. Viewing is recommended.

LOCATION: From our sales office drive down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow the road down before turning left onto Corporation Street. At the end of the street turn left onto Eshton Terrace. Cross the Railway crossing and then turn first right onto Mitchell Street. Number 49 is on the left hand side.

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

ENTRANCE PORCH: With PVC external door and single-glazed internal door to:

LOUNGE: 3.9m x 3.8m (12'8" x 12'4"); with a gas bar fire in feature stone surround, television point, telephone point, meter cupboards and laminate wood effect flooring.

INNER HALLWAY: With staircase to first floor landing.

DINING KITCHEN: 3.8m x 3.5m (12'4" x 11'7"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, electric cooker point, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, wall-mounted combination central heating boiler, understairs storage cupboard and PVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.9m x 3.8m (12'9" x 12'4").

BEDROOM TWO: 3.5m x 2.0m (11'5" x 6'5"); with laminate wood effect flooring, built-in storage cupboard and television point.





BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand wash basin and a panelled bath with an electric shower over and vanity screen, partially-tiled floors and laminate wood effect flooring.

OUTSIDE: To the rear of the property is a good-sized low maintenance paved yard area.

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

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

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

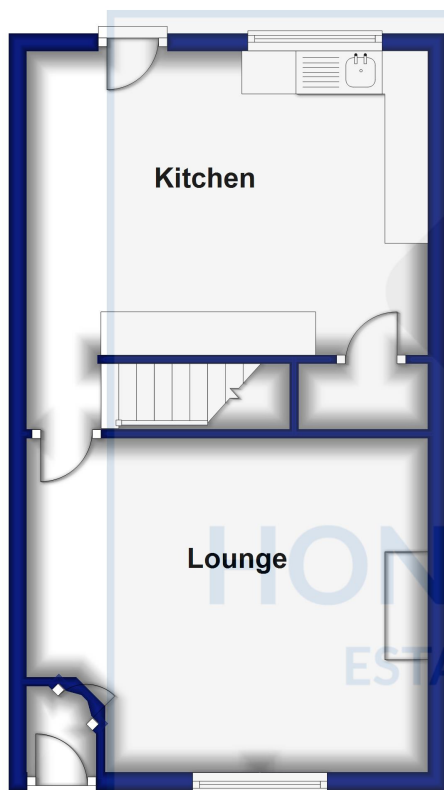
COUNCIL TAX BAND A.

VIEWING: By appointment with our office.

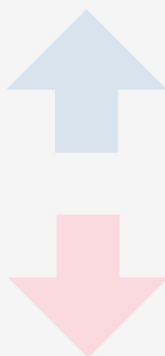
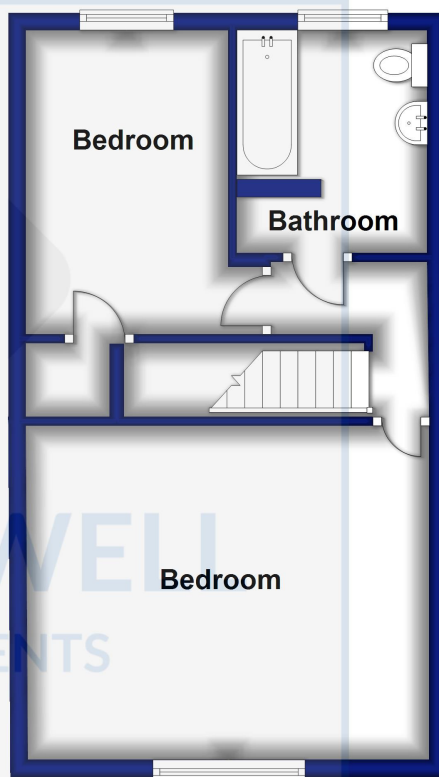
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Ground Floor



First Floor



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

49 Mitchell Street, Clitheroe

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MJ/ZR/110219*

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