

8 ST MARY'S STREET
CLITHEROE
BB7 2HH

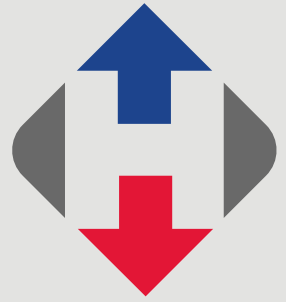
£189,950



- Impressive extended period terrace
- 2 good double bedrooms
- Newly-installed 3-pce bathroom suite
- Gas central heating & double glazing
- Excellent open plan living room & kitchen
- Much sought after town centre location.
- Must be viewed to be fully appreciated
- 81 m2 (873 sq ft) approx.

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Situated a stone's throw from Clitheroe town centre and its many local amenities, this stonebuilt mid-terrace property has been fully renovated to a superb standard throughout. The property's stand out feature is an excellent extended open plan bright spacious living room and kitchen, with a range of built-in appliances and French doors opening to the rear of the property. At the front there is a separate cosy lounge area, whilst on the first floor there are two good double bedrooms and a 3-piece bathroom with a shower. There are newly-installed solid Oak doors throughout the property.



The property benefits from a south-facing contemporary outside space with decked patios and raised planters.

LOCATION: From our sales office walk down castle Street and turn first left onto King Street. Follow the road down and then to the right onto Railway View Avenue. Take the third right onto St Mary's Street and number 8 is on the right hand side.

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

ENTRANCE PORCH: External door, tiled flooring, bevelled glass internal door leading to:

ENTRANCE HALL: Staircase off to the first floor and modern flooring.

LOUNGE: 3.5m x 3.1m (11'5" x 10'2").

LIVING ROOM: 4.2m x 4.0m (13'9" x 13'2"); modern flooring that flows to the kitchen, under stairs storage cupboard, decorative fireplace with Oak beam mantel above, television point, telephone point and open to:

KITCHEN: 4.0m x 2.2m (13'2" x 7'1"); with a fitted range of modern white gloss wall and base

units with solid Oak work top and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated stainless steel electric fan oven, 4-ring ceramic hob with extractor over, integrated fridge and freezer, plumbed for washing machine and dishwasher, vaulted ceiling and PVC patio doors to the rear of the property.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.2m x 3.5m (13'8" x 11'6"); with an extensive range of built-in wardrobes, cupboards and television point.

BEDROOM TWO: 4.0m x 2.3m (13'3" x 7'7"); with television point.





BATHROOM: With a newly-installed 3-piece white suite comprising low suite w.c. pedestal washbasin with chrome mixer tap, a panelled bath with plumbed shower over, part-tiled walls, Chrome heated ladder style towel rail, extractor fan and Vaillant central heating boiler.

OUTSIDE: Walled front garden and a south-facing contemporary outside space to the rear with decked patio and raised planters and enjoys views towards St Marys Church.

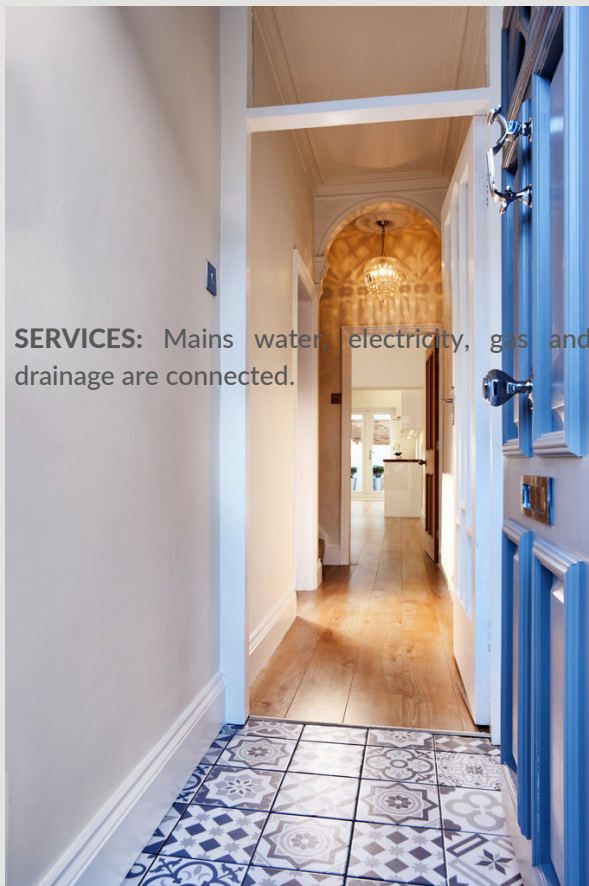
HEATING: Gas fired hot water central heating system complemented by majority PVC double glazing.

COUNCIL TAX BAND B.

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

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.



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





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

8 St Marys Street, Clitheroe

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Selling your house?

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