

20 BROOK STREET
CLITHEROE
BB7 1NR

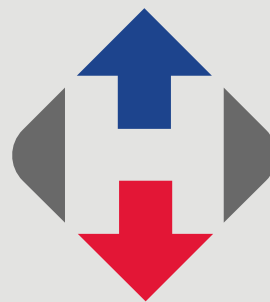
£92,500



- A well presented stonebuilt terrace
- Fitted dining kitchen, useful utility
- Ideal first time buy/investment
- Gas CH & PVC DG
- Spacious living room
- 2 bedrms, 3-pce bathroom with shower
- Convenient for town centre
- 65 m2 (704 sq ft) approx.

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Situated a short walk from Clitheroe town centre and its ever growing number of amenities, this mid-terraced property would make the ideal starter home or investment.



The property comprises a good-sized living room, fitted dining kitchen, useful utility, two bedrooms (one double, one single) and a three-piece shower room. Viewing is essential.

LOCATION: To reach the property from our sales office travel down Castle Street and straight onto York Street. Follow the road to the roundabout at the end take the third exit. Continue around the right hand bend and then immediately take the second left on the bend onto Brook Street.

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

LOUNGE: 4.0m x 3.7m (13'3" x 12'1"); with PVC external door 'Living Flame' gas fire in a feature surround, meter cupboards and laminate wood effect flooring.

KITCHEN: 4.0m x 3.4m (13'3" x 11'1"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with stainless steel extractor over, built-in dishwasher, staircase to the first floor landing, understairs storage cupboard, tiled flooring and low voltage lighting.

UTILITY ROOM: 3.1m x 1.6m (10' x 5'3"); plumbed and drained for an automatic washing machine, power points, tiled flooring and PVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point

BEDROOM ONE: 4.0m x 3.7m (13'3" x 12'1"); with television point.

BEDROOM TWO: 2.6m x 2.3m (8'7" x 7'7"); with built-in wardrobe and wall-mounted combination central heating boiler.

BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand wash basin and a panelled bath with a shower mixer tap and fully-tiled walls.





OUTSIDE: To the rear of the property is an enclosed concrete yard area with 2 storage outbuildings.

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.

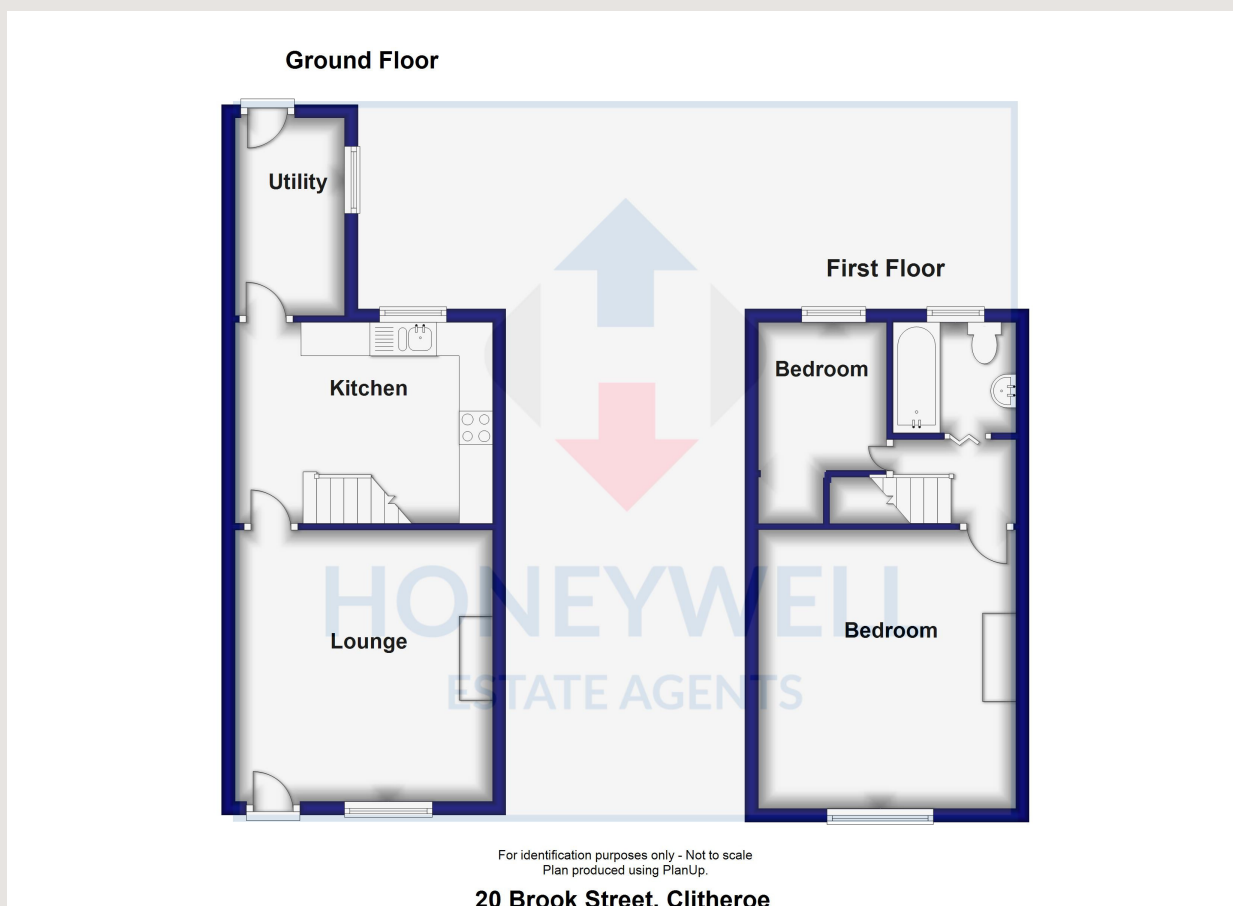
COUNCIL TAX BAND A.

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.





*20 Brook Street, Clitheroe, BB7 1NR
MJ/ZR/290319*

Selling your house?

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