

19 BROOK STREET
CLITHEROE
BB7 1NR

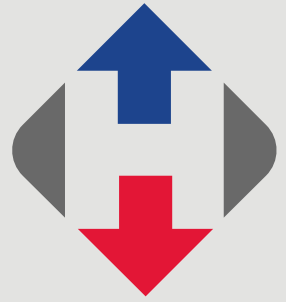
£99,950



- Stonebuilt mid-terraced house
- 2 bedrooms
- Gas CH & PVC double glazing
- Enclosed yard with store
- Convenient for the town centre
- Lounge & kitchen
- 3-piece bathroom with shower
- 58 m2 (626 sq ft) approx.

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A well-presented two bedroom stonebuilt terrace house which is ideal for a first time buyer or investor. The house benefits from gas central heating with newly-installed boiler, PVC double glazing and a lounge with feature open fire and 3-piece bathroom with shower over the bath. Brook Street is conveniently located within easy reach of the town centre, bus terminus and train station. Viewing is recommended.



LOCATION: From our office continue along Castle Street, pass the library and continue straight on into York Street. Turn right at the roundabout and at the 90-degree right hand bend continue straight on into Brook Street.

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

ENTRANCE VESTIBULE: Through PVC front door and doorway to:

LOUNGE: 3.6m x 3.9m (11'10" x 12'11"); with television point, meter cupboard, laminate flooring, feature open fire with cast iron inset, flagged hearth and attractive wooden surround.

KITCHEN: 3.4m x 3.9m including staircase (11'3" x 12'10" including staircase); with a modern range of cream wall and base units with complementary laminate work surface and tiled splashback, one and a half bowl single drainer sink unit with mixer tap, stainless steel electric fan oven, 4-ring stainless steel gas hob with extractor over, fitted breakfast bar, plumbing for a washing machine, spindle staircase off to first floor, Baxi central heating boiler installed in January 2019 concealed inside kitchen wall-cupboard and PVC door to rear yard.

FIRST FLOOR:

LANDING: With loft access, spindles and balustrade.





BEDROOM ONE: 4.0m x 3.7m (13' x 12'2"); with built-in wardrobe set into the alcove.

BEDROOM TWO: 1.8m x 2.6m + alcove (5'11" x 8'5" + alcove); with hanging rail and storage cupboards over.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal hand washbasin with chrome tap, panelled bath with chrome taps and Triton electric shower over and fully-tiled walls.

OUTSIDE: There is a yard to the rear with block built store and gated access.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing and recently-installed central heating boiler.

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

COUNCIL TAX BAND A.

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

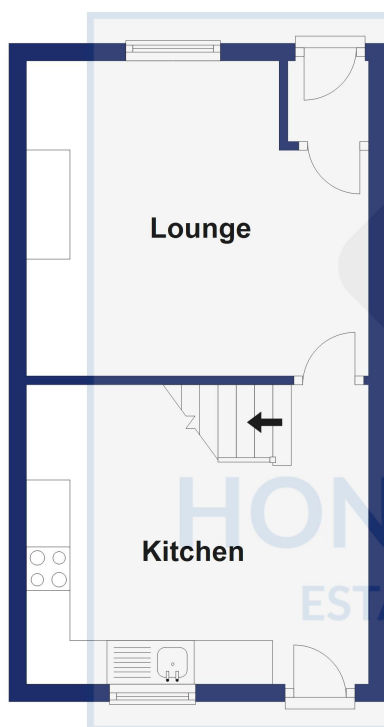
VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

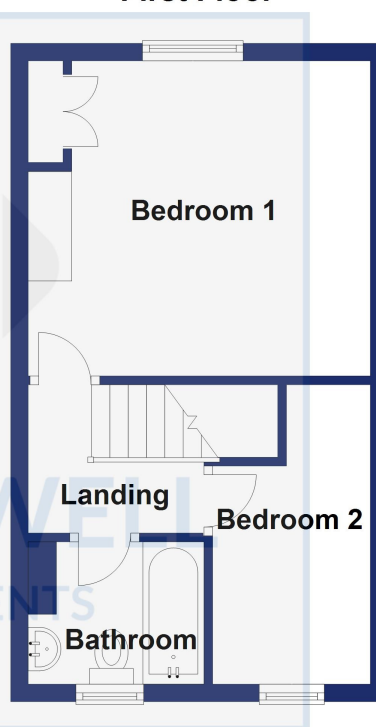




Ground Floor



First Floor



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

19 Brook Street, Clitheroe

*19 Brook Street, Clitheroe, BB7 1NR
MJ/ZR/091219*

Selling your house?

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