

3 PRIMROSE STREET
CLITHEROE
BB7 1BZ

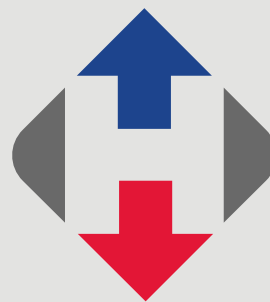
£120,000



- Stonebuilt mid-terrace property
- Separate lounge
- Now requires modernisation
- Gas CH & PVC DG; no chain
- 2 bedrooms, bathroom
- Dining room open to full-width kitchen
- Sought after convenient location
- 69 m2 (746 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

Situated in a popular location in Clitheroe with good access to the town's amenities, this attractive stonebuilt mid-terrace property now requires modernisation but offers good potential as an investment or first time buy.



The accommodation comprises an entrance vestibule, lounge, dining room opening to a good-sized fitted kitchen, two first floor bedrooms and a three-piece bathroom. Viewing is recommended.

LOCATION: To reach the property from our sales office travel down Parson Lane, straight over the mini roundabout onto Bawdlands. Turn next left onto Corporation Street and then left at the next junction onto Eshton terrace. Cross the railway crossing and turn fourth right onto Woone Lane. Follow the road up for a short while. Primrose Street is on the right hand side.

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

ENTRANCE VESTIBULE: With composite external door.

LOUNGE: 4.0m x 3.4m (13'3" x 11'); with a wall-mounted gas fire, meter cupboards, television point and telephone point.

DINING ROOM: 3.8m x 3.4m (12'5" x 11'1"); with staircase to the first floor landing, understairs storage cupboard and open to:

KITCHEN: 3.0m x 2.7m (9'9" x 9'); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with a stainless steel extractor over, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit, housed Worcester combination central heating boiler, partially-tiled walls and PVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 3.4m (13'3" x 11'1"); with telephone point and one wall light point.

BEDROOM TWO: 3.8m x 1.8m (12'5" x 6'); with built-in storage cupboard and telephone point.





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

OUTSIDE: To the rear of the property is an enclosed low maintenance yard area with one storage outbuilding.

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

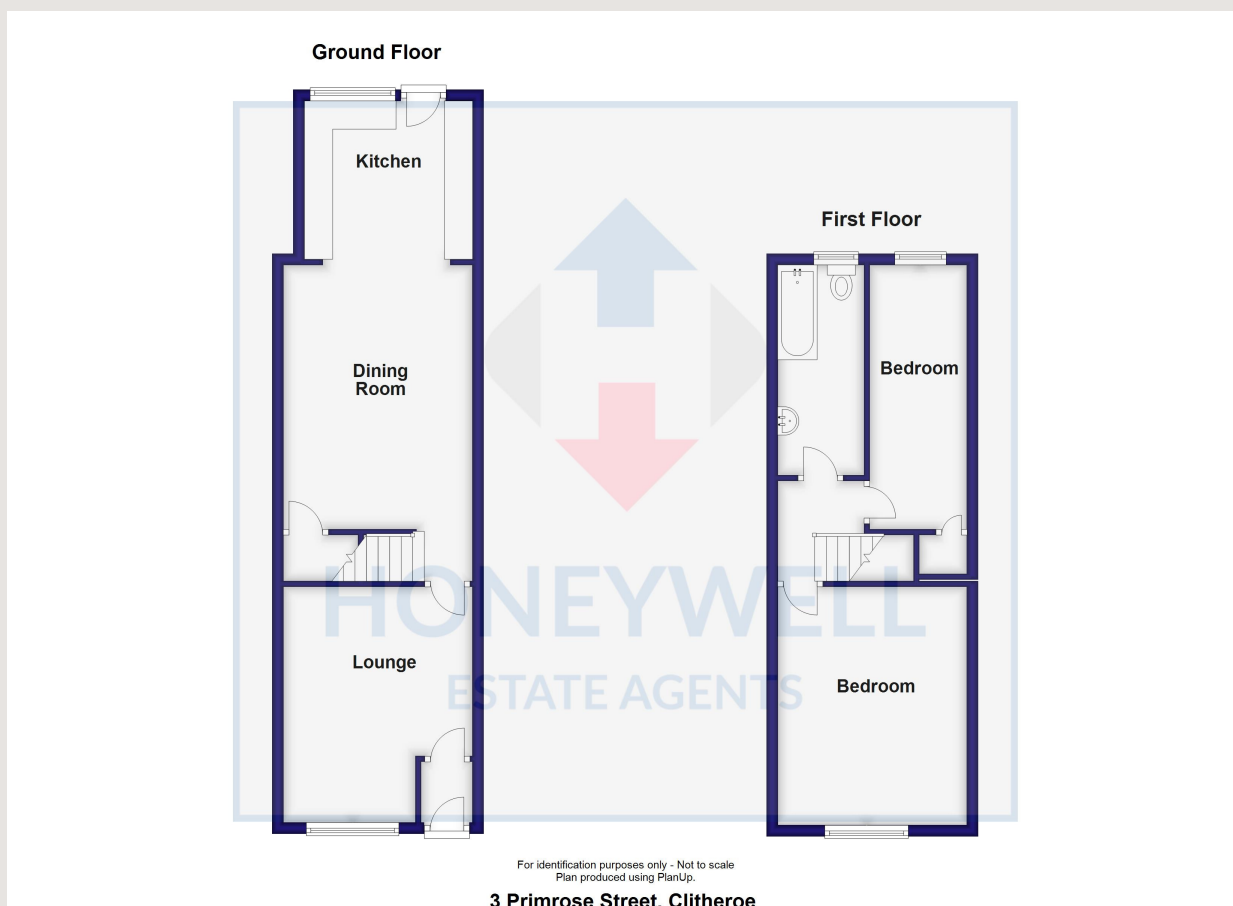
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

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.





*3 Primrose Street, Clitheroe, BB7 1BZ
MJ/ZR/120719*

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1 Castlegate, Clitheroe. BB7 1AZ
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The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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