

68 ST PAUL'S STREET  
LOW MOOR  
CLITHEROE  
BB7 2LS



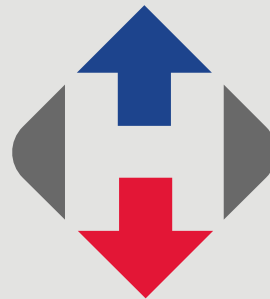
Offers over £125,000



- Terraced cottage
- Lounge & dining kitchen
- Parking to the rear
- Requires some updating
- 2 bedrooms
- Ground floor bathroom & 1<sup>st</sup> floor w.c
- Attractive lawned garden
- 63 m2 (683 sq ft) approx.

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**A desirable stone cottage situated within the popular Low Moor area of Clitheroe which offers great access to the leisure centre, swimming pool, local Spar shop, the River Ribble and local countryside walks.**



**This two bedroom cottage now requires some improvement but offers excellent potential and has the enviable benefit of private parking to the rear and a good-sized lawned rear garden. The house has a lounge, dining kitchen, utility and bathroom on the ground floor and two bedrooms and w.c on the first floor. Viewing is recommended.**

**LOCATION:** Travelling along Edisford Road towards Low Moor turn right just before St Paul's church into St Paul's Street. Continue straight on for 250 yards and number 68 is in the middle of the row of cottages on the right hand side.

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

**ENTRANCE:** Through PVC front door into:

**LOUNGE:** 4.0m x 3.4m (13'x 11'3"); with a wall-light point, television point, fitted fireplace with gas fire and tiled hearth.

**DINING KITCHEN:** 3.8m x 3.4m (12'5" x 11'3"); with fitted range of laminate wall and base units with wood effect laminate work surface and tiled splashback, one bowl single drainer sink unit, gas cooker, tiled floor, staircase off to first floor and door to:

**UTILITY:** 2.4m x 1.5m (7'11" x 5'); with PVC door to rear yard, plumbing for a washing machine, wall-mounted Worcester combination central heating boiler and quarry tiled floor.

**BATHROOM:** With 3-piece white suite comprising low suite w.c., pedestal wash handbasin, panelled bath with shower tap fitment and glass shower screen, part-tiled walls and tiled floor.

**FIRST FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE (to the front):** 4.0m x 3.5m (13'2" x 11'4"); with wall-light and exposed beam.

**BEDROOM TWO:** 3.4m x 2.2m (11'3" x 7'2"); with exposed beam.

**TOILET:** With low suite w.c and wall-hung wash handbasin and overstairs storage cupboard.







**OUTSIDE:** There is a small yard to the rear and across the rear access is concrete parking for one car. Behind the parking space is a good-sized lawned garden with planting borders and boundary fencing.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

**COUNCIL TAX BAND B.**

**VIEWING:** By appointment with our office.

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68 St Paul's Street, Clitheroe, BB7 2LS  
CD/ZR/300819

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1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: barrowford@honeywell.co.uk

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