

6 CHATBURN ROAD
CLITHEROE
BB7 2AP

Offers around £135,000



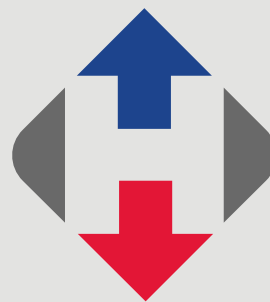
- Large stonebuilt end-terrace
- 3 bedrooms, large bathroom
- Parking to the rear
- Gas central heating
- 2 reception rooms
- Requires some updating
- Convenient for town centre
- 99 m2 (1,060 sq ft) approx.

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A deceptively spacious stonebuilt end-terraced house situated in this extremely convenient location within easy walking distance of Clitheroe town centre, train station and bus interchange.

The house offers sizeable 1,060 sq ft accommodation across two floors with two reception rooms, kitchen, three bedrooms and a large three-piece bathroom.

The house now requires modernisation but does have gas central heating and offers excellent potential to create a family home. Viewing is essential.



LOCATION: From our sales office continue along Castle Street and straight on at the library into York Street. At the roundabout proceed straight on into Chatburn Road and the house can be found after 50 yards on the right hand side.

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

ENTRANCE VESTIBULE: With glazed door to:

HALLWAY: With staircase off to first floor.

SITTING ROOM: 3.9m x 3.6m (12'9" x 11'8"); with picture rail and meter cupboards.

LOUNGE: 4.4m x 3.8m (14'4" x 12'5"); with laminate flooring, television point, picture rail and door to:

KITCHEN: 3.5m x 2.6m (11'7" x 8'7"); with a fitted range of laminate wall and base units with complementary laminate work surface and tiled splashback, fitted electric oven, 4-ring gas hob with extractor over, one bowl stainless steel sink unit, plumbing for a washing machine, understairs storage cupboard and half-glazed door to rear yard.

FIRST FLOOR:

LANDING: With window to side elevation, picture rail and storage cupboard.

BEDROOM ONE: 4.4m x 3.0m (14'4" x 9'9"); with built-in cupboard in alcove.

BEDROOM TWO: 3.9m x 2.7m (12'8" x 8'9"); with picture rail.

BEDROOM THREE: 2.8m x 2.0m (9'4" x 6'6"); with picture rail.





LARGE BATHROOM: 3.6m x 2.6m (11'8" x 8'6"); with free-standing roll top bath with shower, low suite w.c and pedestal wash handbasin and part-tiled walls.

OUTSIDE: The property has a good-sized open rear yard which provides private parking for one car.

HEATING: Gas fired hot water central heating system.

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

COUNCIL TAX BAND C.

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.





6 Chatburn Road, Clitheroe, BB7 2AP
CD/ZR/030320

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