

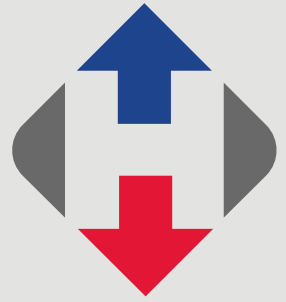
49 MITCHELL STREET
CLITHEROE
BB7 1DF

£142,500



- A superbly renovated mid terrace
- Presented to an immaculate standard
- Spacious living room; 2 good bedrooms
- Excellent newly fitted dining kitchen
- Newly installed 3-pce bathroom suite
- Conveniently situated for town centre
- Gas CH & PVC double glazing
- 79 m2 (850 sq ft) approx.

Situated a stone's throw from Clitheroe town centre and its many amenities, this stonebuilt mid-terrace property has been fully renovated to an immaculate standard throughout. The property's stand-out feature is an excellent open plan bright spacious dining kitchen with a range of built-in appliances and a French door opening to the rear of the property. At the front there is a separate cosy lounge area, whilst on the first floor there are two good bedrooms and a 3-piece bathroom with a shower. There are newly-installed solid oak doors throughout the property.



The property benefits from a contemporary outside space with decked patio and planters.

LOCATION: From our sales office travel down Parson Lane and proceed over the mini roundabout, crossing the railway bridge into Bawdlands. Turn left into Corporation Street and at the next junction turn left again into Eshton Terrace. Cross the railway line and then turn first right into Mitchell Street. Number 49 is situated on the left hand side.

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

LOUNGE: 3.9m x 3.8m (12'8" x 12'4"); with composite external door, meter cupboards.

DINING KITCHEN: 3.7m x 3.5m (12'3" x 11'4"); range of newly fitted matching base and wall units in white with concrete effect working surfaces, built-in electric oven, 4-ring electric hob with extractor hood over, built-in Kenwood dishwasher, plumbed and drained for automatic washing machine, understairs storage cupboard, housed Main combination central heating boiler, low voltage lighting, staircase to the first floor landing, full glass PVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.9m x 3.8m (12'9" x 12'4").

BEDROOM TWO: 3.5m x 2.4m max, 1.9m min (11'7" x 7'9" max, 6'4"); with built-in storage cupboard over the stairs.

BATHROOM: With a newly-installed 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome mixer tap and panelled bath with plumbed shower over, part-tiled walls and chrome heated ladder style towel rail.

OUTSIDE: To the rear of the property is a fully enclosed contemporary outside space with a decked patio with raised planters. The property enjoys views towards Clitheroe castle.





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

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

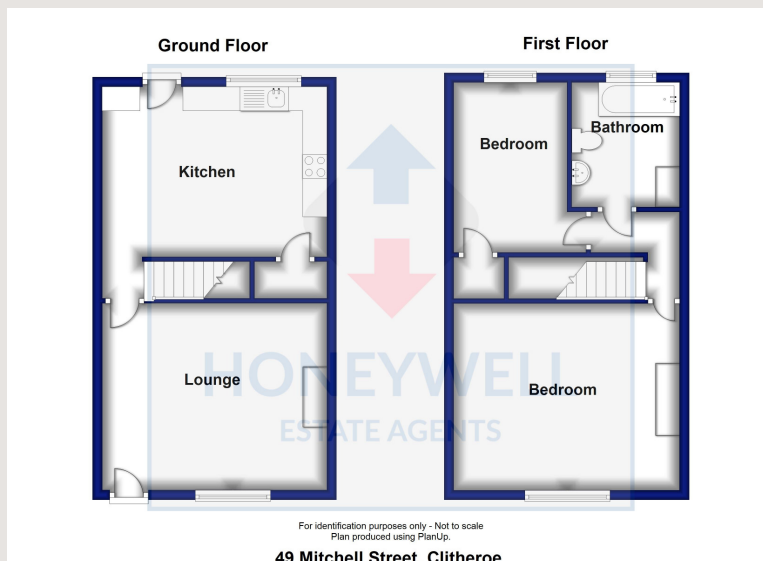
COUNCIL TAX BAND A.

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.





49 Mitchell Street, Clitheroe, BB7 1DF
CD/SMR/160919

Selling your house?

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