

6 ST MARY'S STREET
CLITHEROE
BB7 2HH

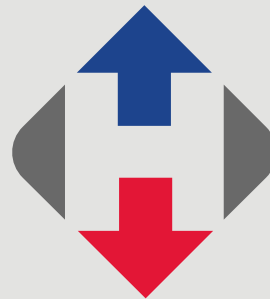
£145,000



- Garden-fronted stone terrace
- 3-piece bathroom with shower
- Extremely convenient location
- Requires some updating
- 2 separate reception rooms
- 2 bedrooms
- Gas CH & PVC double glazing
- 80 m2 (869 sq ft) approx.

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A stonebuilt garden-fronted terrace situated in this extremely convenient location only a stone's throw away from the town centre amenities, railway station, bus interchange and health centre.



The property now requires some cosmetic updating but offers two separate reception rooms and single storey kitchen. On the first floor are two bedrooms and 3-piece bathroom with shower over the bath.

Externally there is a forecourt garden and an enclosed rear yard with store. Viewing is recommended as houses on this street are very popular.

LOCATION: From our sales office continue along Castle Street and turn left at Barclays Bank into King Street. At the mini roundabout turn right into Railway View Road and turn second right into St Mary's Street.

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

ENTRANCE VESTIBULE: With hardwood front door and glazed door to hallway.

HALLWAY: With coved cornicing, feature plaster arch and staircase off to the first floor.

SITTING ROOM: 3.5m x 3.1m (11'6" x 10'); with coved cornicing and picture rail,

LOUNGE: 4.1m x 4.1m (13'6" x 13'4"); with gas fire and surround, understairs storage cupboard with electric light and electric meters, built-in storage cupboard into the alcove, television point.

KITCHEN: 4.0m x 2.1m (13'1" x 6'9"); fitted range of laminate wall and base units with complementary laminate working surface and tiled splashback, ceramic Belfast sink with drainer and chrome taps, gas cooker point, plumbing for washing machine, quarry tiled floor and door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.5m (13'7" x 11'6"); with feature cast iron fireplace, overstairs storage cupboard with hanging.

BEDROOM TWO: 4.1m x 2.3m (13'4" x 7'5"); with BT telephone point.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin and cast iron bath with chrome taps and Red Ring electric shower over with glass shower screen, part-tiled walls. Airing cupboard housing combination central heating boiler.





OUTSIDE: Forecourt garden with planting border. To the rear is an enclosed yard with gates access.

HEATING: Gas fired hot water central heating 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.

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





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

6 St Marys Street, Clitheroe

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CD/SMR/101219*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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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