

6 VICTORIA STREET
CLITHEROE
BB7 1BL

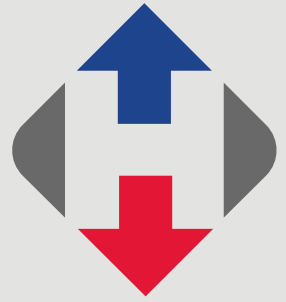
£182,500



- Garden-fronted family terraced house
- 3 double bedrooms
- Attractive fitted kitchen
- Attic bedroom with dormer
- Open plan lounge & dining room
- Large 5-piece bathroom
- Convenient for the town centre
- 107 m2 (1,159 sq ft) approx.

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A spacious family sized stone terraced house situated on this popular street which is convenient for the new Woone Lane nature reserve and is only a few minutes' walk from Holmes Mill, cinema and the town centre.



The house offers great accommodation with porch, hallway, an open plan dining room and lounge, the lounge has a fireplace with cast iron log burner, the modern kitchen has an integrated oven and hob. The first floor has two double bedrooms and a large 5-piece bathroom. The attic was converted in 2004 with dormer window to the rear to create an excellent double bedroom with outlooks towards Clitheroe Castle. Viewing is essential.

LOCATION: From our office continue along Castle Street and turn right at the library into Wellgate. Turn first right into Lowergate and keep left at the mini roundabout, passing Sainsbury's. At the next roundabout take the second exit and turn first right into Greenacre Street. Turn left into Woone Lane and Victoria Street is first right.

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

ENTRANCE VESTIBULE: Through PVC front door, laminate flooring, coved cornicing and glazed door to:

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

DINING ROOM: 3.5m x 3.4m (11'6" x 11'2"); with coved cornicing, electric and gas meter cupboards and open to:

LOUNGE: 4.5m x 3.5m opening to 4.5m (14'10" x 11'7" opening to 14'10"); with coved cornicing, television point, wall-light points, understairs storage cupboard and feature cast iron log burner set into chimney breast set on stone flag hearth.

KITCHEN: 3.9m x 2.4m (12'9" x 8'); with fitted blinds, fitted light wood effect wall and base units with dark laminate work surface and tiled splashback, integrated double electric oven, 4-ring electric hob with extractor over, one and a half bowl stainless steel sink unit with mixer tap, plumbing for a washing machine, space for tumble dryer, combination central heating boiler concealed inside kitchen wall cupboard, tiled floor and PVC door to rear yard.

FIRST FLOOR:

LANDING: With spindle staircase off to second floor.





BEDROOM ONE: 4.5m x 3.5m (14'10" x 11'7").

BEDROOM TWO: 4.5m x 2.9m (14'9" x 9'5"); with television point.

BATHROOM: With 5-piece white suite comprising low suite w.c., bidet, pedestal washbasin with chrome taps, panelled bath with chrome taps and corner shower enclosure with fitted thermostatic shower and large storage cupboard for towels and linen.

SECOND FLOOR:

ATTIC BEDROOM THREE: 3.8m x 3.1m (12'6" x 10'); With dormer window to the rear with excellent views towards Clitheroe castle and Pendle Hill, overstairs storage cupboard and access to eaves storage, television point. The attic room was converted in 2004 and has the paperwork for building regulation consent.

OUTSIDE: To the rear of the property is an enclosed yard with stone boundary wall and gated 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.

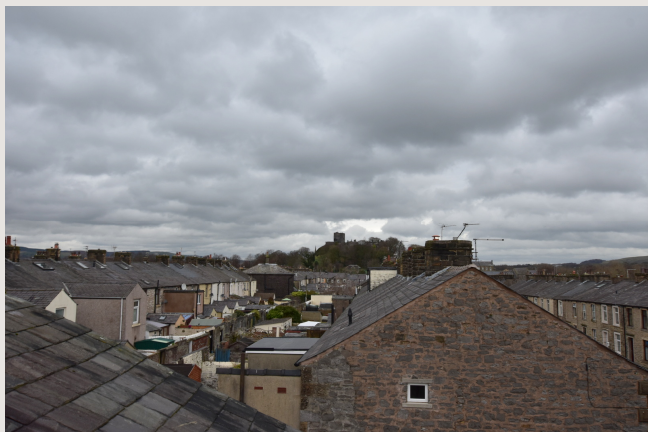
COUNCIL TAX BAND B.

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.





6 Victoria Street, Clitheroe, BB7 1BL
CD/ZR/160120

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