

3 FOX STREET
CLITHEROE
BB7 2AQ

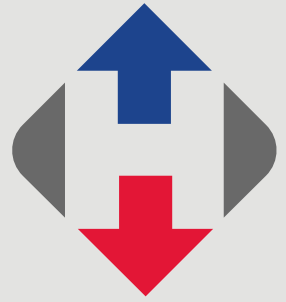
£150,000



- A garden-fronted stonebuilt mid-terrace
- 2 bedrooms, 3-pce bathroom with shower
- 2 good-sized reception rooms
- Modern fitted kitchen
- Much sought after location
- Convenient for Clitheroe town centre
- Gas CH & PVC DG
- 78 m2 (840 sq ft) approx.

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Situated on a small cul-de-sac off Pimlico Road but within easy walking distance of Clitheroe town centre and its ever growing amenities, this garden-fronted stonebuilt mid-terraced property offers spacious living accommodation along with a modern fitted kitchen and bathroom with shower.



The accommodation comprises an entrance vestibule and hallway, two good-sized reception rooms, a modern fitted kitchen and modern three-piece bathroom with a plumbed shower. The property is garden-fronted and benefits from a semi-covered yard to the rear. Viewing is recommended.

LOCATION: From our sales office travel down Castle Street, straight on to York Street and at the roundabout at the end turn left into Well Terrace. At the next roundabout turn right onto Pimlico Road. Follow the road up for a short while before turning fourth left into Fox Street.

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

ENTRANCE PORCH: With PVC door, meter cupboard, original tiled flooring and single-glazed internal door to:

HALLWAY: With understairs storage cupboard.

DINING ROOM: 3.5m x 3.5m (11'4" x 11'4"); with cosmetic fireplace in coving.

LOUNGE: 4.1m x 3.7m (13'4" x 12'); with a multi-fuel stove set in a feature surround and television point.

KITCHEN: 3.6m x 2.3m (11'10" x 7'6"); with staircase to the first floor landing, a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven with 4-ring gas hob with stainless steel extractor over, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for fridge freezer, partially-tiled walls and PVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.6m x 3.4m (15'2" x 11'3"); with television point.





BEDROOM TWO: 4.1m x 2.3m (13'4" x 7'7"); with built-in cupboard housing Worcester combination central heating boiler.

BATHROOM: With 3-piece white suite comprising low level w.c, vanity washbasin and a shower bath with plumbed shower over and vanity screen, heated stainless steel towel rail and low voltage lighting.

OUTSIDE: The front of the property is garden-fronted; to the rear of the property is an enclosed part-covered yard area.

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

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

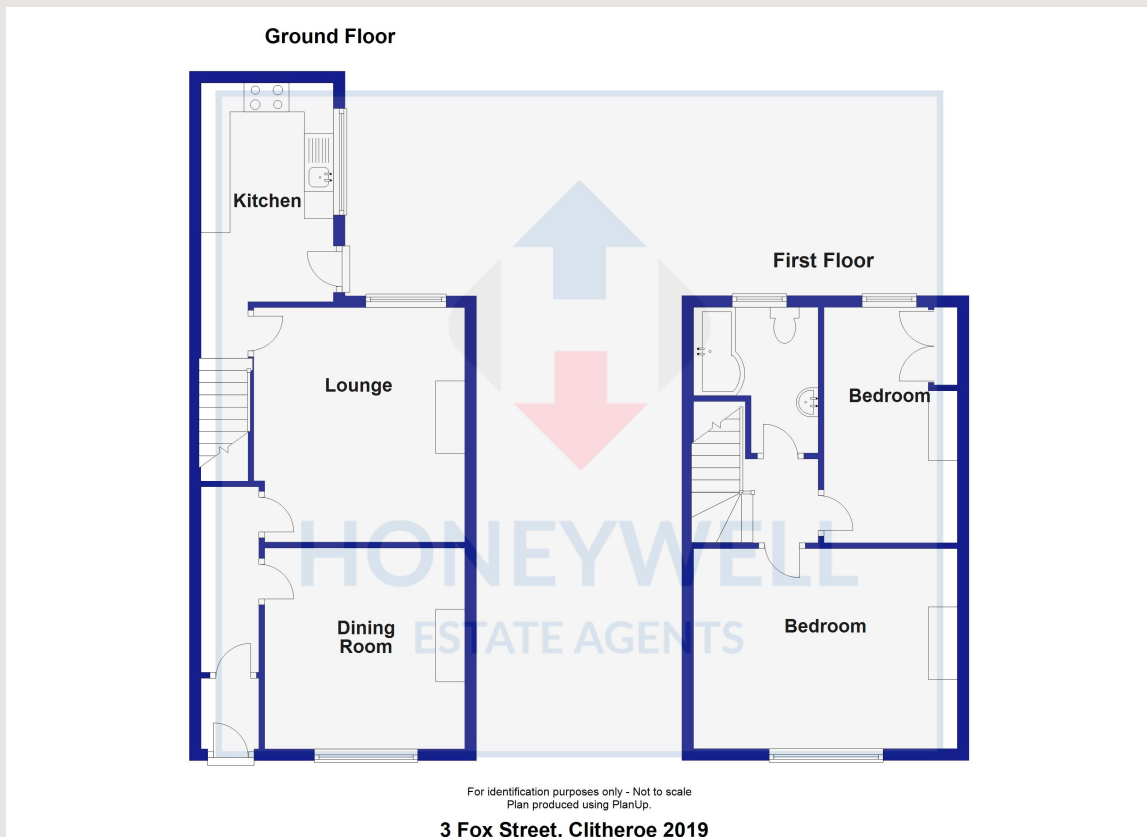
EPC: The energy efficiency rating for this property is D.

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.





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MJ/ZR/160120*

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