

18 WILSON STREET
CLITHEROE
BB7 1BH

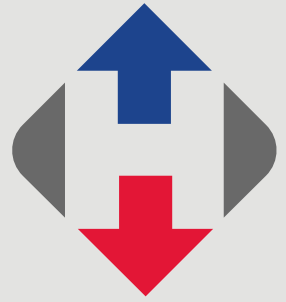
£127,500



- A well-presented mid-terrace home
- 3 bedrooms
- Situated close to town & amenities
- Gas CH & PVC DG
- Spacious open plan living/dining room
- Modern fitted kitchen with appliances
- 3-piece bathroom with plumbed shower
- 71 m2 (769 sq ft) approx.

honeywell.co.uk

An ideal first home or investment this three bedroom stonebuilt mid-terrace property offers spacious and well-presented accommodation throughout with a large open plan living/dining room and separate fitted kitchen on the ground floor and three bedrooms and a modern fitted three-piece bathroom suite with spa bath and plumbed shower on the first floor.



The property benefits from a good-sized enclosed yard to the rear. Clitheroe town centre and its many amenities is only a short walk through the castle grounds away. Viewing is recommended.

LOCATION: From our sales office travel down Parson Lane and straight over the mini roundabout into Bawdlands. Take the next left into Corporation Street and then at the next junction turn left again into Eshton Terrace. Cross the railway line and take the third right turn into Wilson Street.

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

ENTRANCE PORCH: With PVC external door, single-glazed internal door to:

OPEN PLAN LIVING/DINING ROOM: 7.2m x 4.3m (23'8" x 14'); with television point, telephone point, laminate wood effect flooring, two wall light points, staircase to the first floor landing, understairs storage cupboard, meter cupboards and PVC external door to the rear yard.

FITTED KITCHEN: 2.7m x 2.0m (9' x 6'5"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary working surfaces, built-in electric oven, 4-ring gas hob, built-in fridge freezer, plumbed and drained for an automatic washing machine, single drainer sink unit and partially tiled walls.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.3m x 2.3m (10'10" x 7'6"); with two built-in wardrobes.

BEDROOM TWO: 4.0m x 1.9m (13' x 6'2").

BEDROOM THREE: 2.4m x 1.6m (8' x 5'1").





BATHROOM: With modern 3-piece white suite comprising a concealed low level w.c., vanity wash handbasin and a panelled bath with spa jets and plumbed shower over and vanity screen, heated stainless steel towel rail, built-in storage cupboard housing central heating boiler.

OUTSIDE: To the rear of the property is a larger than usual enclosed rear yard with a westerly aspect enjoying sunshine in the afternoon.

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

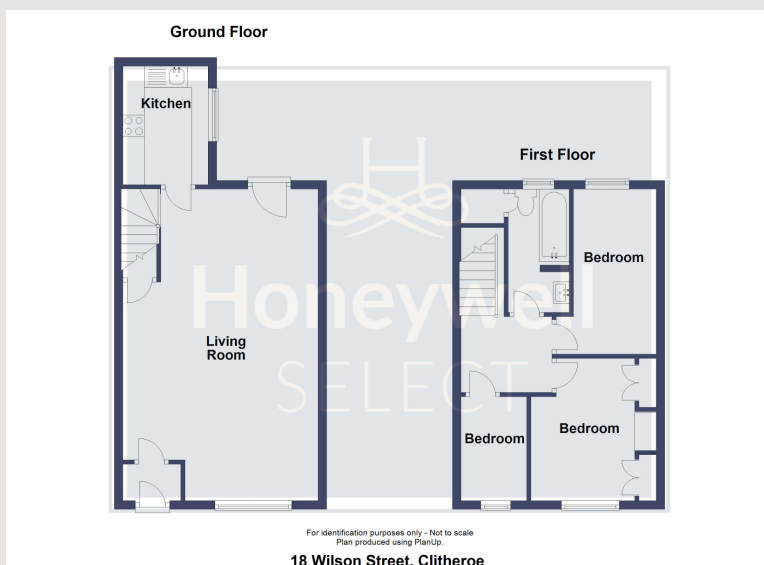
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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.





*18 Wilson Street, Clitheroe, BB7 1BH
MJ/ZR/300120*

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