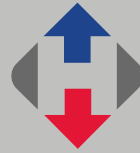


61 PEEL STREET  
CLITHEROE  
BB7 1NF

£129,950



**HONEYWELL**  
ESTATE AGENTS

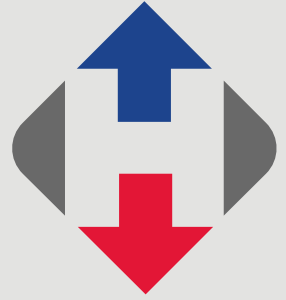


- Immaculate stonebuilt terrace
- 2 good-sized bedrooms
- 2 reception rooms, fitted kitchen
- Gas CH & uPVC double glazing
- Spacious living accommodation
- Modern 3-piece bathroom
- Short walk from the town centre
- 74 m2 (808 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**This immaculate stonebuilt terrace property is situated close to the town centre and its ever growing number of amenities.**

**The property is presented to a very high standard throughout with bright spacious living accommodation comprising an entrance porch, lounge, dining room, fitted kitchen, two good-sized bedrooms and a three-piece bathroom with shower.**



**To the rear of the property is an enclosed yard.**

**LOCATION:** From our sales office proceed down Castle Street and turn right into Wellgate. Follow the road down to the end before turning right at the T-junction. Follow the road over the mini roundabout and continue for a short while into Peel Street. Number 61 is located on the left hand side.

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

**ENTRANCE PORCH:** With external door, meter cupboard, single glazed internal door to:

**LOUNGE:** 4.1m x 3.9m (13'6" x 12'10"); with television point, built-in storage cupboard, electric meter cupboard.

**DINING ROOM:** 4.2m x 4.2m (13'9" x 13'8"); with staircase to the first floor landing, understairs storage cupboard, 'Living Flame' gas fire in feature surround, laminate wood effect flooring.

**FITTED KITCHEN:** 3.1m x 2.0m (10' x 6'6"); range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob, one and a half bowl stainless steel sink unit, plumbed and drained for automatic washing machine, Biasi wall-mounted central heating boiler, uPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.1m x 3.9m (13'6" x 12'11"); with television point.

**BEDROOM TWO:** 4.2m max, 3.3m min x 2.2m (13'11" max, 10'10" min x 7'2"); with attic access point.

**BATHROOM:** With 3-piece white suite comprising low suite w.c., pedestal hand wash basin and panelled bath with plumbed shower over and vanity screen, half-tiled walls, vinyl floor, heated stainless steel towel rail, low voltage lighting.





**OUTSIDE:** To the rear of the property is a good-sized, low maintenance enclosed yard area.

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

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

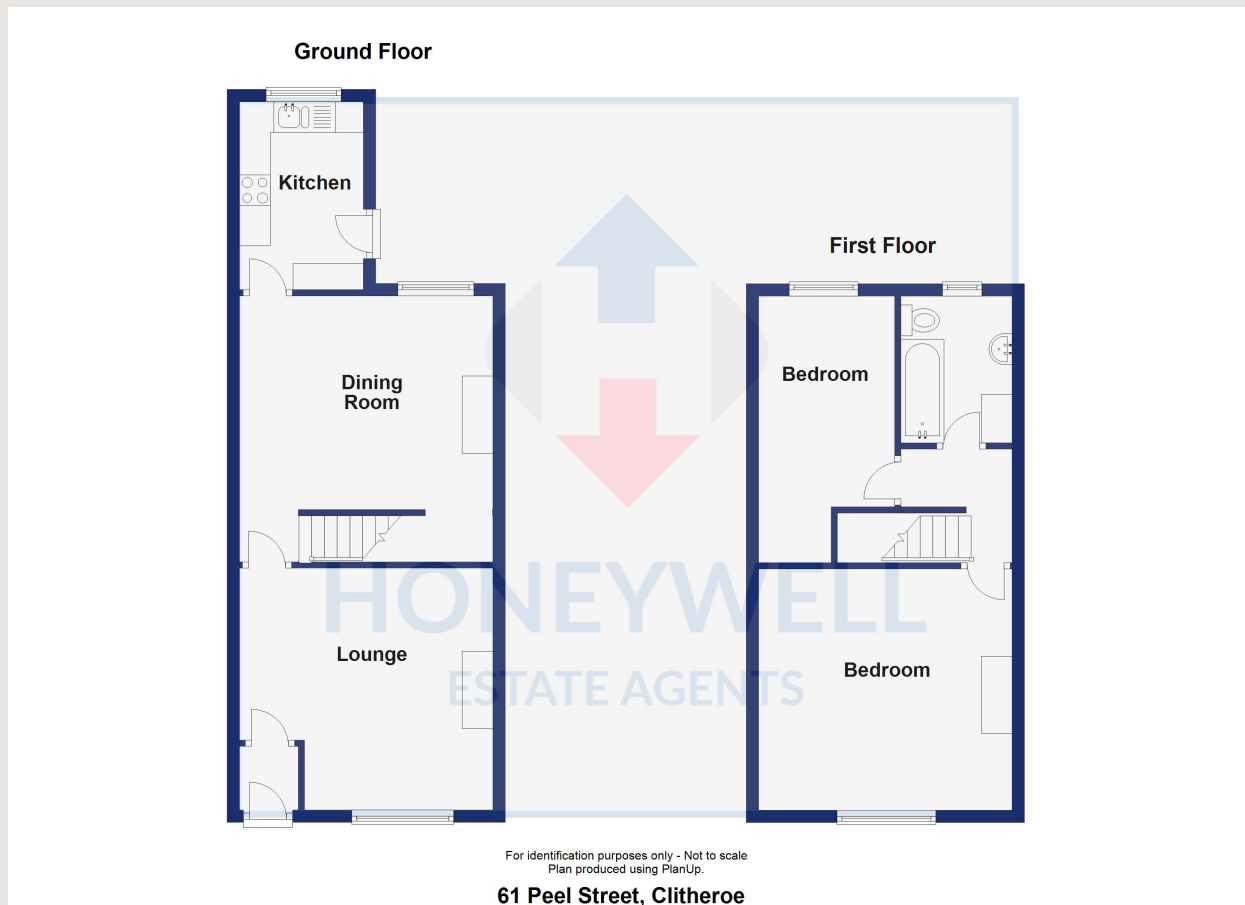
**COUNCIL TAX BAND A.**

**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.**





*61 Peel Street, Clitheroe, BB7 1NF  
MJ/SMR/061020*

**Selling your house?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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