

4 CHURCH STREET
READ
BB12 7RW

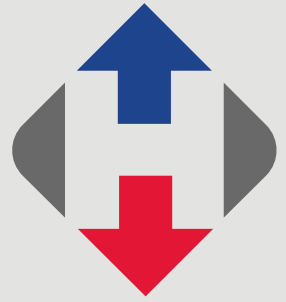
£148,000



- Superbly presented end terrace
- Spacious bright reception rooms
- 3-piece bathroom with shower
- Gas CH & PVC double glazing
- 3 bedrooms plus converted attic room
- Modern fitted kitchen & utility
- Ribble Valley village location
- 113 m2 (1,217 sq ft) approx.

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A bright and spacious end terrace property situated close to the centre of the Ribble Valley village of Read. The house is presented to a very high standard throughout with a modern fitted kitchen and bathroom, two spacious reception rooms, a useful utility and three bedrooms along with a large converted attic space.



Read enjoys a number of village amenities and lies a short drive from the large village of Whalley and the market town of Clitheroe. The motorway network is also easily accessible for anyone needing to commute.

LOCATION: From the direction of Whalley, proceed into Read along Whalley Road. Enter the village and take the second left hand turn into Church Street. Number 4 can be found on the right hand side.

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

ENTRANCE PORCH: With composite external door, glazed internal door, tiled flooring.

LOUNGE: 4.3m x 4.0m (14'1" x 13'); with contemporary 'Living Flame' fire, television point, laminate wood effect flooring, mid staircase to the first floor landing.

DINING ROOM: 4.3m x 3.7m (14'2" x 12'3"); with understairs storage cupboard, laminate wood effect flooring, telephone point.

FITTED KITCHEN: 3.4m x 2.0m (11' x 6'5"); range of modern fitted base and matching wall storage cupboards in white with complementary working surfaces, tiled flooring and splashbacks, built-in electric oven with 4-ring electric hob and extractor hood over, one and a half bowl stainless steel sink unit, low voltage lighting, composite external door to the rear of the property.

UTILITY ROOM: 2.6m x 1.9m (8'8" x 6'2"); with a range of fitted base and matching wall storage cupboards and complementary working surfaces, plumbed and drained for automatic washing machine, Ideal combination central heating boiler.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 4.3m x 3.2m (14'2" x 10'6").





BEDROOM TWO: 2.6m x 2.1m (8'8" x 6'10").

BEDROOM THREE: 2.8m x 2.1m (9'4" x 6'10").

BATHROOM: With 3-piece white suite comprising low suite w.c., wash handbasin and shower bath with screen and plumbed shower, heated stainless steel towel rail, built-in storage cupboard, contemporary tiled floor, part-tiled walls, low voltage lighting, extractor fan.

SECOND FLOOR:

ATTIC ROOM: 4.1m x 3.9m (13'7" x 12'9"); with built-in storage cupboards under the eaves, television point, double glazed Velux window.

OUTSIDE: To the rear of the property is an enclosed yard area with shrubs and pebbled flower beds.

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

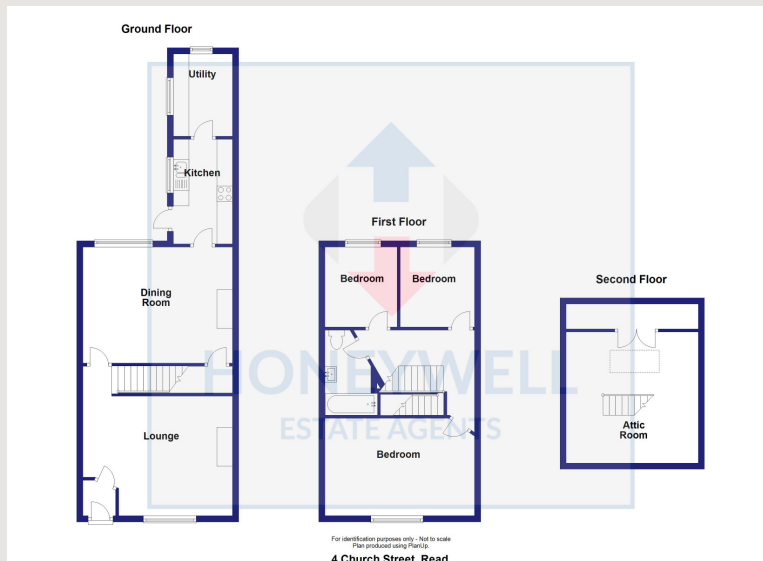
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

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1 Castlegate, Clitheroe. BB7 1AZ
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T: 01282 698200 E: barrowford@honeywell.co.uk

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