

7 FORT STREET  
CLITHEROE  
BB7 1BY

£139,950

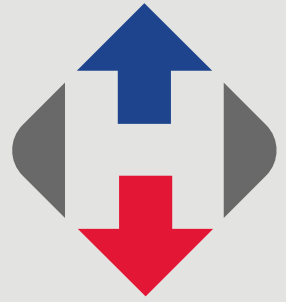


- A deceptively large brickbuilt terrace
- Bright fitted kitchen
- 3 first floor bedrooms, attic room
- Gas CH & PVC double glazing
- 3 reception rooms
- Bathroom with shower
- Within walking distance of town centre
- 125 m2 (1,346 sq ft) approx.

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

\*\*\*\* Substantially reduced for quick sale \*\*\*\*

Situated a short walk from Clitheroe town centre and its amenities, this large terrace property provides superb-sized living accommodation having been extended to the rear to provide an extra reception room and also having the attic area converted.



Full accommodation comprises an entrance porch and hallway, lounge, living room and a fitted kitchen open to the dining room. On the first floor are three bedrooms and a bathroom with a three-piece suite. The attic space has also been converted into a large usable space.

**LOCATION:** From our sales office travel down Parson Lane and proceed straight over onto Bawdlands. Take the first left into Corporation Street and left at the next junction into Eshton Terrace. Follow the road over the level crossing and continue straight on until reaching the end of the road and turn right here into Woone Lane. Follow the road down and take the third right hand turn onto Fort Street.

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

**ENTRANCE PORCH:** With composite external door and single glazed internal door to:

**HALLWAY:** With staircase to the first floor landing.

**LOUNGE:** 3.7m x 3.4m (12'3" x 11'); with feature working open fireplace with tiled surround and tiled hearth, television point, 2 wall-light points and meter cupboards.

**LIVING ROOM:** 3.5m x 4.3m (11'4" x 14'); with sash window, working open fireplace and 2 wall light points.

**FITTED KITCHEN:** 4.4m x 2.4m (14'6" x 7'9"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric double oven, 5-ring gas hob with an extractor hood over, one and a half bowl stainless steelsink unit, plumbed and drained for an automatic washing machine and dishwasher, ventilated for tumble dryer, understairs storage cupboard, wall-mounted gas combination central heating boiler and open to:

**DINING ROOM:** 3.5m x 2.4m (11'7" x 7'10"); with PVC sliding doors to the rear garden, laminate wood effect flooring and two double glazed Velux windows.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor and built-in storage cupboard.

**BEDROOM ONE:** 4.1m x 3.7m (13'5" x 12'3"); with built-in wardrobes and cosmetic feature fireplace.







**BEDROOM TWO:** 4.3m x 2.7m (14'1" x 8'9").

**BEDROOM THREE:** 2.6m max, 2.1m min x 2.4m (8'8" max, 6'9" min x 7'11").

**BATHROOM:** With 3-piece suite in white comprising low level w.c., pedestal hand washbasin and a panelled bath with plumbed shower over, vanity curtain and rail, tiled walls and low voltage lighting.

**SECOND FLOOR:**

**ATTIC ROOM:** 5.4m x 3.3m (17'9" x 10'10") (some limited head height); with double glazed Velux windows, built-in drawers and cupboard and under eaves storage space.

**OUTSIDE:** To the rear of the property is an enclosed yard area.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in a mixture of PVC and wooden frames.



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

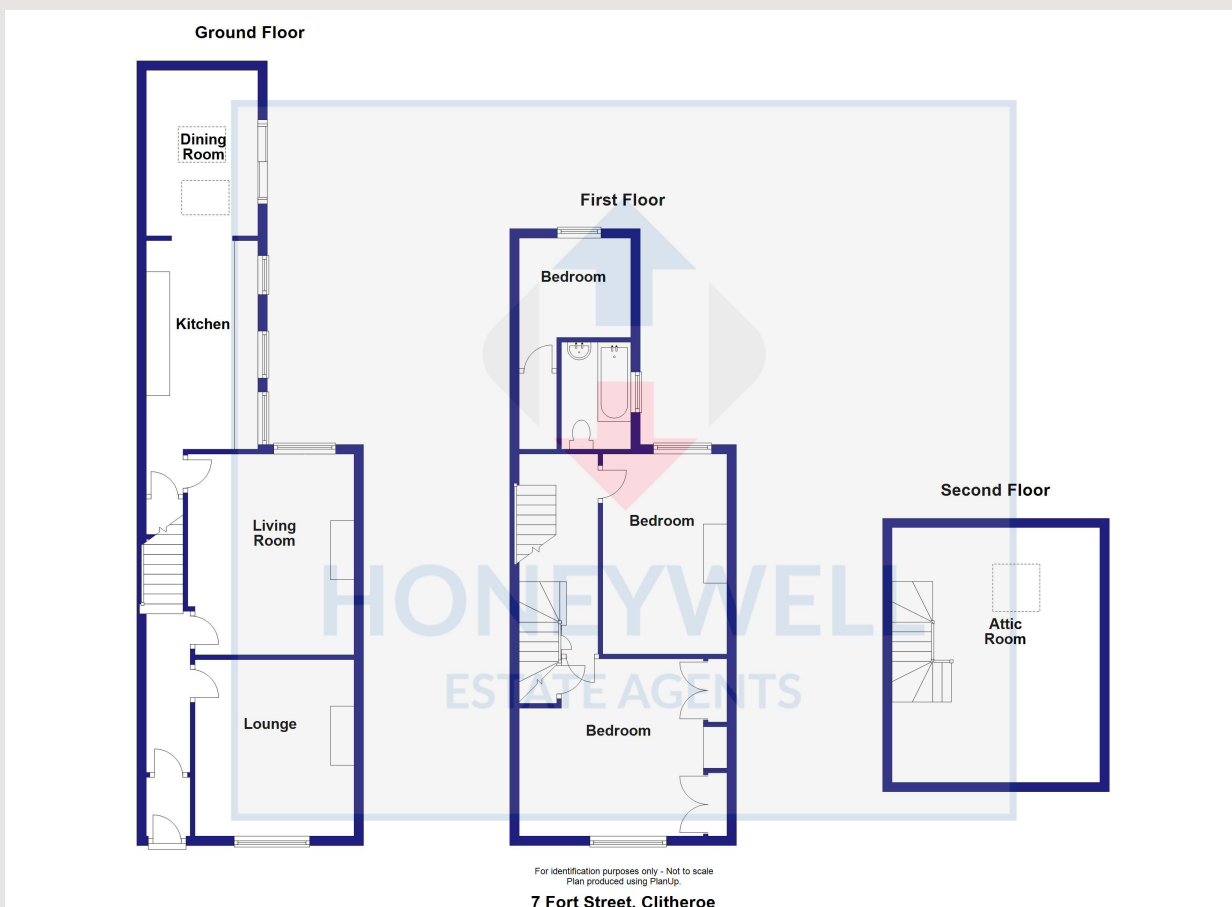
**COUNCIL TAX BAND B.**

**EPC:** The energy performance 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.**





*7 Fort Street, Clitheroe, BB7 1BY  
MJ/ZR/19032020*

**Selling your house?**

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