

23 SALTHILL ROAD
CLITHEROE
BB7 1NU

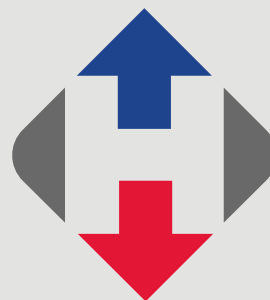
£145,000



- Superbly presented stone cottage
- Modern fitted dining kitchen
- 4-piece bathroom suite
- Gas CH & PVC double glazing
- Spacious bright lounge with burner
- 2 good-sized bedrooms, converted attic
- Convenient location close to town
- 95 m2 (1,025 sq ft) approx.

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Situated a stone's throw from Clitheroe town centre, this attractive stonebuilt mid terrace property is presented to a superb standard throughout having been upgraded by the current owners to a high standard.



The accommodation comprises a spacious living room with gas burner, a large modern fitted dining kitchen, two first floor bedrooms, a good-sized four-piece bathroom and a converted attic room.

To the rear of the property is a low maintenance enclosed garden area.

LOCATION: From our sales office travel down Castle Street and into York Street. At the roundabout take the third exit and then take the first left hand turn from here into Salthill Road. Number 23 is situated on the left hand side.

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

LIVING ROOM: 4.5m x 4.3m (14'10" x 14'); with composite external door, gas stove effect burner in part exposed stone chimney breast, television and telephone points, understairs storage cupboard, low voltage lighting, staircase to the first floor landing.

DINING KITCHEN: 4.6m x 4.3m (15' x 14'); range of modern fitted base and matching wall storage cupboards and display cabinets with complementary working surfaces, 6-ring gas hob with stainless steel extractor hood over, ceramic single drainer sink unit, built-in fridge freezer, built-in electric oven, television point, plumbed and drained for automatic dishwasher, composite external door to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 4.2m x 2.6m (13'8" x 8'5"); with large built-in storage cupboard, cosmetic fireplace.

BEDROOM TWO: 4.3m x 2.3m (14' x 7'8"); with built-in storage cupboard housing Potterton combination central heating boiler.

BATHROOM: With 4-piece white suite comprising low suite w.c., pedestal hand washbasin, panelled bath and corner shower enclosure with plumbed shower, part-tiled walls, low voltage lighting, extractor fan.

SECOND FLOOR:

ATTIC ROOM: 4.1m x 4.6m (13'6" x 15'); with double glazed Velux window, under eaves storage space, boarded wooden floor.





OUTSIDE: To the rear of the property is a good-sized low maintenance enclosed yard area which is fully paved, timber storage shed.

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

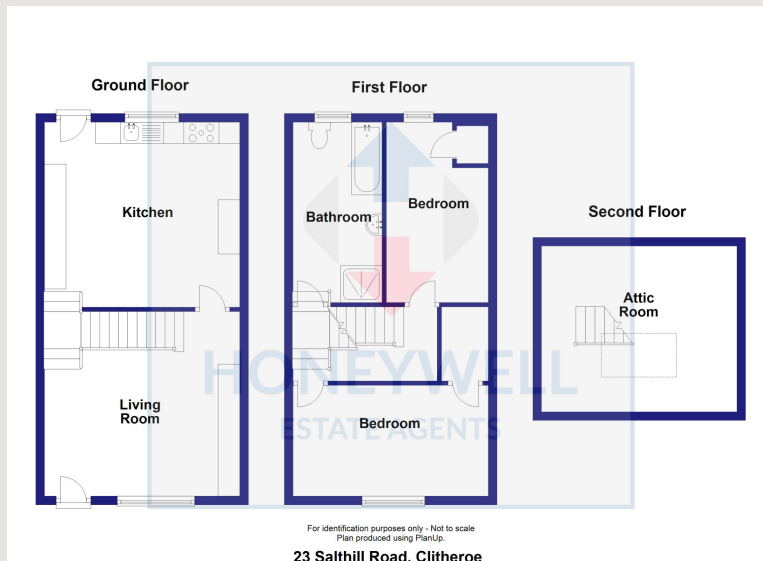
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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.





23 Salthill Road, Clitheroe

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MJ/270520

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