

26 WILSON STREET
CLITHEROE
BB7 1BH

£152,500



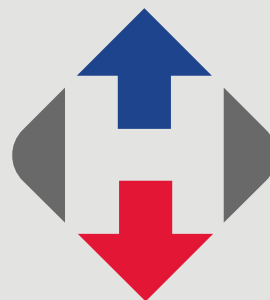
- Superbly presented stonebuilt house
- 2 double bedrooms
- Newly installed 3-piece bathroom
- Gas CH & uPVC double glazing
- Open plan living/dining room
- Excellent fitted breakfast kitchen
- Large west facing enclosed yard to rear
- 85 m2 (918 sq ft) approx.

honeywell.co.uk

A spacious stonebuilt mid terrace property situated close to the centre of the Ribble Valley market town of Clitheroe, with easy access to the town's many amenities.

The property has recently been modernised and is presented to a high standard. The accommodation comprises an entrance porch, open plan living/dining room, extended stunning full-width fitted kitchen with skylight window, two good-sized double bedrooms, (the master having a walk-through wardrobe area) and a three-piece bathroom with plumbed shower.

The property also benefits from a good sized, low maintenance yard to the rear with a westerly aspect for the afternoon sun.



LOCATION: From our sales office walk through the castle grounds and playing fields and exit onto Eshton Terrace, Turn left and then second right into Wilson Street. Number 26 is situated on the right hand side.

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

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

LIVING ROOM: 4.5m x 4.3m (14'9" x 14'); with engineered wood flooring, understairs storage cupboard, television point, electric meter cupboards. Open to:

DINING ROOM: 3.7m x 3.2m (12'2" x 10'5"); with feature 'Living Flame' gas fire in surround, engineered wood flooring, staircase to the first floor landing.

BREAKFAST KITCHEN: 4.5m x 3.2m (14'9" x 10'4"); with range of fitted base and matching wall storage cupboards with solid wood working surfaces and breakfast bar, laminate wood effect flooring, built-in electric oven, 4-ring induction hob with stainless steel extractor hood over, one and a half bowl sink unit, built-in dishwasher, built-in fridge freezer, plumbed and drained for automatic washing machine, double glazed Velux window and uPVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.5m x 3.3m (14'9" x 10'8"); with feature wall and walk-through wardrobe with concealed hanging space and drawers, dressing table, laminate wood effect flooring, 2 wall light points.





BEDROOM TWO: 4.2m x 2.6m max, 2.2m min (13'10" x 8'7" max, 7'3 min).

BATHROOM: With modern 3-piece white suite comprising low suite w.c., vanity washbasin and panelled bath with plumbed shower over and additional mixer shower, part-tiled walls, heated stainless steel towel rail, built-in storage cupboard housing Vaillant combination central heating boiler.

OUTSIDE: To the rear of the property is a larger than usual low maintenance enclosed yard area with raised decked patio.

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

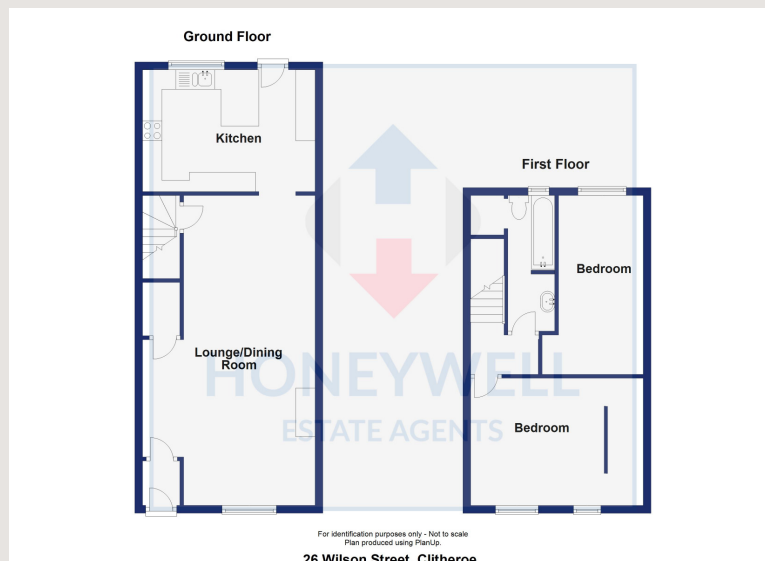
SERVICES: Mains water, electricity, gas and drainage are connected.

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.





For identification purposes only - Not to scale
Plan produced using PlanUp.
26 Wilson Street, Clitheroe

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MJ/SMR/080920

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