

10 ST MARY'S STREET
CLITHEROE
BB7 2HH

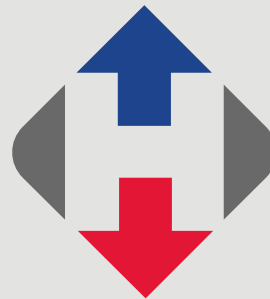
£170,000



- Garden-fronted mid terrace
- 3 bedrooms, 3-piece bathroom
- Kitchen with appliances
- Enclosed yard with shed
- 2 reception rooms
- Gas CH & PVC double glazing
- Extremely convenient location
- 99 m2 (1,060 sq ft) approx.

honeywell.co.uk

A spacious stonebuilt garden-fronted terrace house situated in this extremely convenient location which is only a short walk from Clitheroe town centre and all the amenities including shops, restaurants, market, train station, health centre and bus interchange.



The house offers deceptively spacious accommodation with two separate reception rooms, fitted kitchen with integrated appliances, three bedrooms and bathroom with shower over the bath. Externally there is a forecourt garden and an enclosed rear yard with timber storage shed. The property benefits from PVC double glazing, gas central heating, feature varnished floorboards, wardrobes in bedroom one and feature fireplace in the lounge. Viewing is essential.

LOCATION: From our office continue along Castle Street and turn right at Barclays Bank into King Street. At the end turn right at the mini roundabout into Railway View Road and St Mary's Street is second on the right.

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

ENTRANCE through PVC front door to:

ENTRANCE VESTIBULE: With coved cornicing, dado rail, gas meter cupboard, glazed door to hallway.

HALLWAY: With coved cornicing, feature plaster arch, dado rail and staircase off to first floor.

DINING ROOM: 3.5m x 4.7m (11'6" x 15'4"); with varnished wooden floorboards, wall light point, double doors leading to:

LOUNGE: 3.9m x 3.4m (12'8" x 11'2"); with coved cornicing, wall light points, feature fireplace housing electric fire with marble hearth and inset, mahogany surround, television point,

electric meter cupboard, dado rail and varnished wooden floorboards.

KITCHEN: 4.2m x 2.3m (13'11" x 7'7"); with fitted range of pine wall and base units with complementary laminate working surface and tiled splashback, one and a half bowl single drainer sink unit with chrome mixer tap, integrated stainless steel double oven with 4-ring gas hob and extractor over, integrated fridge, integrated freezer, plumbing for washing machine, integrated dishwasher, recessed spotlighting, tiled floor, understairs storage cupboard, half-glazed PVC door leading to rear yard.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, dado rail and loft access.

BEDROOM ONE: 3.7m + wardrobes x 3.9m (12'2" + wardrobes x 12'8"); with wardrobes fitted to each side of the chimney breast, varnished wooden floorboards, television point.





BEDROOM TWO: 2.5m x 2.9m (8'1" x 9'5"); fitted airing cupboard housing modern combination gas boiler.

BEDROOM THREE: 4.2m x 2.3m (13'10" x 7'8").

BATHROOM: With 3-piece suite comprising low suite w.c. with concealed cistern, vanity wash handbasin with chrome mixer tap and storage cupboards under and panelled bath with chrome mixer tap and thermostatic shower over, part-tiled walls, shaver point, heated ladder style towel rail, extractor fan, recessed spotlighting.

OUTSIDE: Forecourt garden with pathway to the front door and central planting area. To the rear is an enclosed yard which is paved with gated access to the rear, outside cold water tap, outside light, timber storage shed.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

COUNCIL TAX BAND C.

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.





10 St Mary's Street, Clitheroe, BB7 2HH
CD/SMR/181120

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.