

25 ST JAMES STREET
CLITHEROE
BB7 1HH

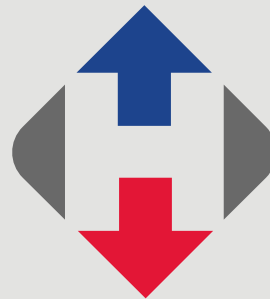
£115,000



- Stonebuilt mid terrace cottage
- 2 bedrooms, bathroom with shower
- Some modernisation required
- Gas CH & PVC double glazing
- Lounge & dining room
- Fitted kitchen
- Sought-after location
- 69 m2 (749 sq ft) approx.

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Situated on a road of similar stonebuilt terrace cottages with St James' Church overlooking, this character cottage now requires some modernisation but offers an ideal opportunity for an investor or first time buyer.



The accommodation comprises two reception rooms, a kitchen, two first floor bedrooms and three-piece bathroom with a shower. To the rear of the property is an enclosed yard.

Clitheroe town centre and the growing number of amenities are a short walk away.

LOCATION: To reach the property from our sales office travel down Castle Street and turn right into Wellgate, then right again into Lowergate. Follow the road straight over the next two roundabouts into Whalley Road. Continue along and take the third left turning into St James Street.

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

ENTRANCE through PVC front door to hallway.

HALLWAY: Open to:

SITTING ROOM: 3.0m x 2.9m (9'10" x 9'7"); with meter cupboard, feature uPVC window with original stained glass leaded window set into the double glazed unit.

LOUNGE: 4.3m x 4.0m (14'2" x 13'3"); with BT telephone point, television point, fireplace with electric stove sat on tiled hearth with stone mantel, staircase off to first floor.

KITCHEN: 3.9m x 2.0m (12'11" x 6'6"); with fitted range of wood effect laminate wall and base units with dark laminate working surface and tiled splashback, one bowl stainless steel sink unit with chrome mixer tap, integrated electric fan oven with 4-ring ceramic hob, plumbing for washing machine, tiled floor, Potterton combination central heating boiler concealed inside kitchen cabinet, half-glazed PVC door leading to the rear yard, space for fridge freezer.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.0m (13'4" x 9'10"); range of fitted wardrobes with storage cupboards above, dressing table with mirror and drawers, PVC window with feature stained glass leaded window set into the unit.

BEDROOM TWO: 3.4m x 2.3m (11'1" x 7'6"); range of built-in wardrobes with storage cupboards over, overstairs storage area, laminate flooring.





BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps and panelled bath with chrome taps and Triton T80z electric shower over, fully tiled walls.

OUTSIDE: To the rear of the property is an enclosed yard with gated access and brickbuilt 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 B.

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.





25 St James Street, Clitheroe, BB7 1HH
CD/SMR/031120

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