

15 NEWTON STREET  
CLITHEROE  
BB7 1DD

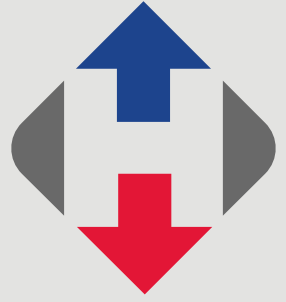
£152,500



- Stonebuilt mid terrace
- Lounge with log burner
- 3-piece bathroom with shower
- Convenient residential location
- 3 bedrooms
- Spacious dining kitchen
- Lovely rear yard with patio
- 92 m2 (992 sq ft) approx.

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A well presented spacious mid terrace built in 1871 and situated on this popular street which is within walking distance of the town centre, Holmes Mill and the Castle grounds.



The house has a lounge with feature cast iron log burner which is open to the spacious dining kitchen. To the rear there is a porch and a modern three-piece bathroom with shower over the bath. The first floor offers a bright landing with window to the rear and three good-sized bedrooms.

Externally to the rear there is a lovely yard with paved patio, an attractive gravelled space with raised planters and storage shed. Viewing is recommended.

**LOCATION:** From our sales office continue along Castle Street and turn right by the library clock into Wellgate, then right into Lowergate. Continue straight on, keeping left at the roundabout, passing Sainsbury's on the left. At the next roundabout take the second exit into Whalley Road and turn first right into Greenacre Street. Turn first left into Woone Lane and then right into Victoria Street and right again into Newton Street.

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

**ENTRANCE PORCH:** With hardwood front door and half-glazed door leading to hall.

**HALL:** With coved cornicing, feature arch, staircase off to the first floor.

**LOUNGE:** 4.0m x 3.7m (13' x 12'1"); with coved cornicing, television point, feature fireplace housing cast iron log burning stove, attractive wooden surround and tiled hearth. Open to:

**DINING KITCHEN:** 4.3m x 4.4m (14'2" x 14'5"); with fitted range of white wall and base units with complementary laminate working surface, tiled splashback and under unit lighting, one and a half bowl stainless steel sink unit, gas cooker, plumbing for dishwasher and washing machine, space for table and chairs, understairs storage cupboard.

**REAR PORCH:** With half-glazed PVC door to the rear yard.

**BATHROOM:** With modern 3-piece white suite comprising low suite w.c. with push button flush, vanity washbasin with storage cupboards under and chrome mixer tap and panelled bath with electric shower over and glass shower screen, airing cupboard housing combination central heating boiler, part-tiled walls.

**FIRST FLOOR:**

**LANDING:** With window to the rear, good-sized storage cupboard and loft access leading to partly boarded loft.







**BEDROOM ONE:** 3.1m to chimney breast x 3.3m (10'1" to chimney breast x 10'11"); with built-in wardrobes with storage cupboards over.

**BEDROOM TWO:** 4.8m x 2.5m (15'9" x 8'4").

**BEDROOM THREE:** 3.9m x 2.5m (12'8" x 8'3").

**OUTSIDE:** To the rear is a lovely enclosed yard with paved patio area. Gravelled patio area with raised planting borders, gated access to the rear, storage shed and outside light.

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

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

**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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15 Newton Street, Clitheroe, BB7 1DD  
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