

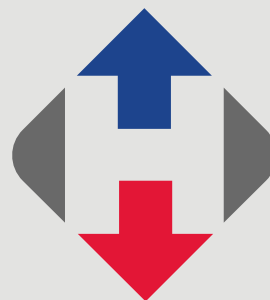
2 PARSONAGE COTTAGES
CLITHEROE
BB7 2JT

£108,000



- Well presented mid terrace conversion
- 2 bedrooms, master with Juliette balcony
- Situated in heart of town centre
- Gas CH & double glazing
- Open plan living area & kitchen
- 3-piece bathroom with shower
- Communal courtyard to front
- 53 m² (566 sq ft) approx.

Situated right at the heart of Clitheroe town centre, this unique row of converted properties are handily positioned to take advantage of the town's ever growing number of amenities with the many shops, bars and restaurants all within a short walk, as well as the surrounding Ribble Valley countryside.



The accommodation is unique and compact with a dual aspect open plan living area and kitchen on the ground floor and two bedrooms, (the master having a Juliette balcony) and 3-piece bathroom with shower on the first floor. The front of the property opens onto a shared courtyard area.

LOCATION: From our sales office walk down Parson Lane to the mini roundabout, turn right and immediately cross the road. The gated courtyard for Parsonage Cottages is straight ahead.

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

OPEN PLAN LIVING KITCHEN: 7.17m x 3.5m (23'5" x 11'5"); with solid wood external door, television and telephone points, feature square bay window, 'Living Flame' gas fire in feature surround, shelving, staircase to the first floor landing.

KITCHEN: with a range of fitted base and matching wall storage cupboards with complementary working surfaces, one and a half bowl sink unit, built-in electric oven with 4-ring gas hob and extractor hood over, built-in fridge freezer, plumbed and drained for automatic washing machine, part-tiled walls, low voltage lighting.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.14m x 3.08m (10'3" x 10'1"); with glazed double doors onto a Juliette balcony, television point.

BEDROOM TWO: 3.68m x 1.62m (12' x 5'3"); with built-in storage cupboard.

BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand washbasin and panelled bath with plumbed shower over, vanity screen, low voltage lighting, extractor fan.

OUTSIDE: To the front of the property is a communal courtyard area.





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

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

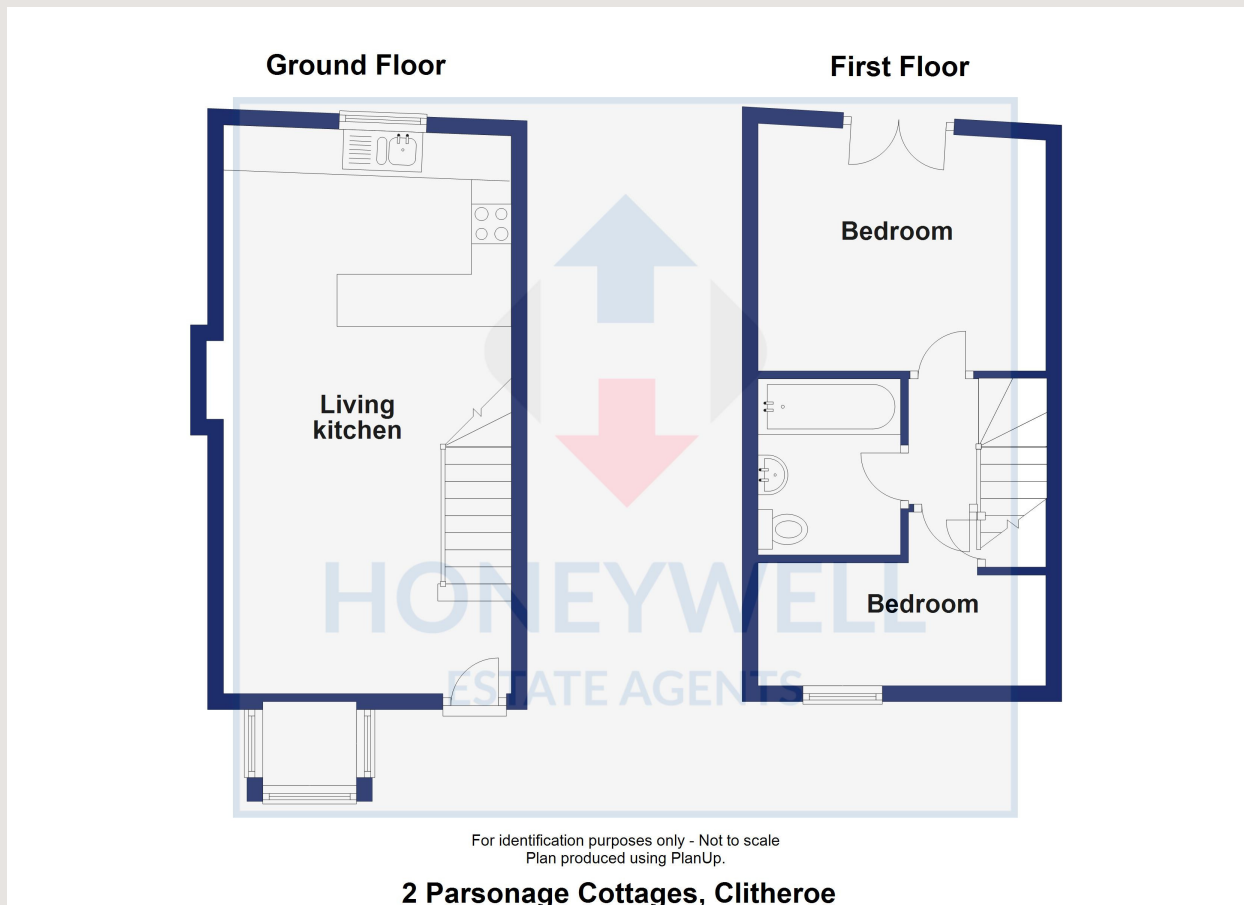
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is C.

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.





*2 Parsonage Cottages, Clitheroe, BB7 2JT
MJ/SMR/220321*

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