

14 ST MARY'S STREET
CLITHEROE
BB7 2HH

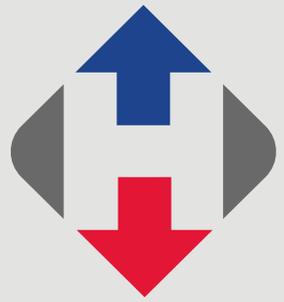
£199,950



- Immaculate stonebuilt mid terrace
- Extended accom; 3 reception rooms
- 2 good-sized double bedrooms
- Modern 3-piece bathroom
- Modern fitted kitchen
- Sought after location, close to town centre
- Gas CH & UPVC double glazing
- 90 m2 (960 sq ft) approx.

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Situated on one of the most popular streets in Clitheroe, a stone's throw from the town centre and its amenities, this immaculate mid terrace property has been extended to the rear to provide a third reception room which could be used as a dining area or study.



The accommodation further comprises a cosy lounge, separate living area, modern fitted kitchen, two good-sized double bedrooms and a modern 3-piece bathroom suite with plumbed shower.

To the rear of the property is an enclosed south-facing rear yard.

LOCATION: From our sales office walk along Castle Street to the centre of the town and turn left onto King Street. Follow the road down and turn right onto Railway View Avenue. Follow the road along past the car park on the right hand side before turning 3rd right onto St Mary's Street. Number 14 is on the right hand side.

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

ENTRANCE PORCHWAY: With external door, laminate wood effect flooring and single-glazed internal door to:

ENTRANCE HALLWAY: With staircase to the first floor landing, feature ceiling arch, coving and laminate wood effect flooring.

LOUNGE: 3.5m x 3.1m (11'5" x 10'2"); with television point, telephone point, coving and laminate wood effect flooring.

LIVING ROOM: 4.2m x 4.0m (13'8" x 13'2"); with understairs storage cupboard, laminate wood effect flooring and television point.

KITCHEN: 4.0m x 2.1m (13'3" x 7'0"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and range of built-in appliances including electric oven and microwave, fridge-freezer, dishwasher, 4-ring gas hob with a stainless steel extractor fan over, built-in washing machine, one and a half bowl stainless steel sink unit, laminate wood effect flooring, partially tiled walls and external door to the rear of the property. Open to:

DINING ROOM: 3.4m x 1.8 (11'2" x 5'10"); with laminate wood effect flooring.

FIRST FLOOR:

LANDING: With attic access point.





BEDROOM ONE: 4.2m x 3.5m (13'9" x 11'6"); with television point.

BEDROOM TWO: 4.0m x 2.2m (13'3" x 7'1"); with built-in wardrobe.

BATHROOM: With 3-piece suite in white comprising a low level w.c., pedestal hand washbasin and a panelled bath with plumbed shower over, vanity curtain and rail, built-in storage cupboards, partially tiled walls and heated stainless steel towel rail.

OUTSIDE: To the front of the property is a low maintenance pebbled garden. To the rear is an enclosed yard area with a south facing aspect, paved with raised flower beds.

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

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

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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14 St Mary's St, Clitheroe, BB7 2HH
MJ/CJ/080621

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