

73 CHATBURN ROAD
CLITHEROE
BB7 2AW

£210,000



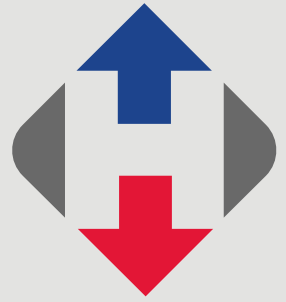
- Large bay-fronted terrace
- Open plan living & dining room
- 2 double bedrooms
- Gas CH & uPVC double glazing
- Recently modernised throughout
- Good-sized modern kitchen
- Excellent 4-piece bathroom
- 100 m2 (1,088 sq ft) approx.

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A large stonebuilt garden-fronted terrace property situated in a sought-after location in Clitheroe, enjoying easy access to the town's growing number of amenities which are only a short walk away.

The property has been modernised throughout in the last few years and is presented to a high standard. The accommodation comprises an entrance porch, dining room with bay window open to a lounge with multi-fuel burner and a good-sized modern fitted kitchen with built-in appliances. On the first floor are two double bedrooms and a superb 4-piece bathroom with a large plumbed shower and 4-claw roll top bath.

The rear of the property is low maintenance with a paved enclosed yard and with a roller garage door to provide an off-road parking space if required.



LOCATION: From our sales office travel down Castle Street, straight on into York Street and straight on again at the roundabout into Chatburn Road. Follow the road along and number 73 is located on the left hand side just before the cricket field.

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

ENTRANCE PORCH: With uPVC external door, single glazed internal door to dining room.

DINING ROOM: 4.9m max, 3.7m min x 4.0m (15'11" max, 12'3" min x 13'1"); with electric stove effect fire in feature surround, meter cupboards, feature bay window, television point, staircase to the first floor landing. Open to:

LOUNGE: 4.3m x 3.9m (14'2" X 12'11"); with multi-fuel stove in feature surround with exposed brick and stone hearth, television point, understairs storage cupboard.

FITTED KITCHEN: 3.1m x 2.8m (10'3" x 9'4"); range of modern fitted base and matching wall

storage cupboards with complementary working surfaces and built-in appliances including double electric AEG oven, fridge freezer and dishwasher, plumbed and drained for automatic washing machine, vinyl flooring, low voltage lighting, part-tiled walls, 4-ring electric hob with extractor hood over, uPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.9m x 4.0m (16' x 13'2"); with television point.

BEDROOM TWO: 3.2m x 4.3m (10'5" x 14'2").





BATHROOM: With modern 4-piece white suite comprising a corner shower enclosure with plumbed shower, low suite w.c., pedestal hand washbasin and 4-claw roll top bath, built-in storage cupboard housing a Veismann combination central heating boiler, vinyl flooring, half-tiled walls, low voltage lighting.

OUTSIDE: To the front of the property is an enclosed garden area with wrought iron railings and gate.

To the rear is a good-sized paved rear yard with a roller garage door to provide an off-road parking space for one car if required. There is also an attached storage outhouse.

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

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

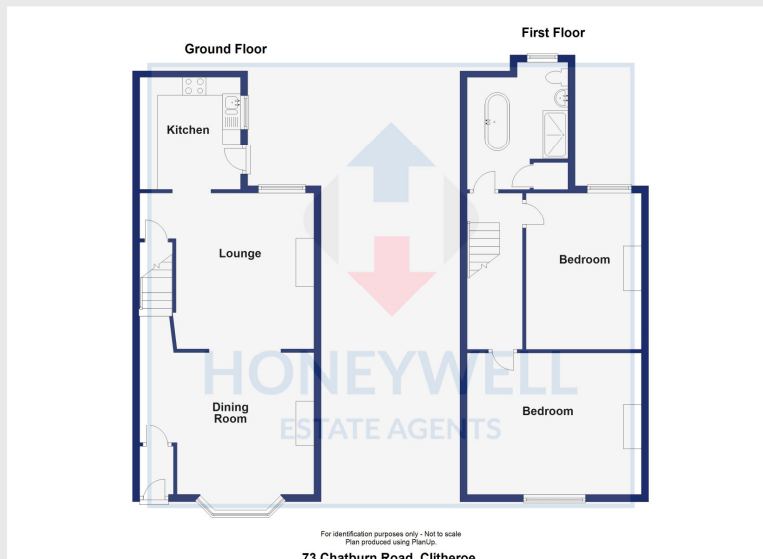
COUNCIL TAX BAND C.

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.





73 Chatburn Road, Clitheroe, BB7 2AW
MJ/SMR/170621

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