

79 BROWNLOW STREET  
CLITHEROE  
BB7 1HQ

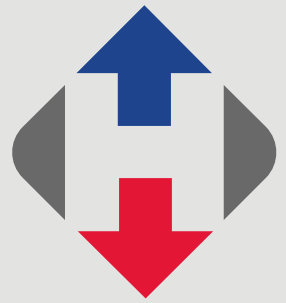
£152,000



- A charming stonebuilt mid-terrace
- 2 bedrooms plus attic conversion
- Lounge with multi-fuel burner
- Fitted kitchen with centre island
- UPVC conservatory
- A short walk from the town centre
- Gas CH & UPVC double glazing
- 85 m2 (910 sq ft) approx.

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**Situated opposite Ribblesdale Cricket Club, this well-presented stonebuilt terraced property would make an ideal first time buy or investment and is situated within walking distance of Clitheroe's growing number of amenities.**



**The property is well maintained throughout and full of character with the accommodation comprising a spacious lounge with multi-fuel burner, a fitted kitchen with centre island, useful cloakroom and a UPVC conservatory with French doors to an Indian stone flagged yard. On the first floor are two bedrooms and a modern 3-piece shower room. A staircase leads into the roof space to a useful converted attic room.**

**LOCATION:** From our town centre sales office travel down Castle Street and turn right off onto Wellgate and then right again onto Lowergate. Follow the road along and straight across the next two mini roundabouts to Whalley Road. Follow the road up the hill and take the second left onto Brownlow Street. Number 79 is near the top of the road on the left hand side.

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

**LOUNGE:** 4.2m x 4.0m (13'10" x 13'0"); with a multi-fuel burner in feature surround, television and telephone points, meter cupboard and UPVC external door.

**FITTED KITCHEN:** 4.1m x 3.6m (13'6" x 11'9"); with a range of fitted base and matching wall storage cupboards and centre island with complementary work surface, single drainer sink unit, 4-ring electric hob, built-in electric oven, plumbed and drained for an automatic washing machine, staircase to the first floor landing, under-

stairs storage cupboard and feature vertical central heating radiator.

**CLOAKROOM:** With a 2-piece suite comprising a low level w.c. and wash handbasin.

**CONSERVATORY:** 3.2m x 2.9m (10'5" x 9'6"); UPVC with vinyl floor, power points and French doors to the rear yard.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor.

**BEDROOM ONE:** 3.9m x 3.1m (12'8" x 10'2"); with built-in wardrobes to 1 wall and separate built-in storage cupboard.

**BEDROOM TWO:** 3.7m x 2.3m max/1.4 min (12'0" x 7'7" max/4'8" min); with built-in wardrobes to 1 wall housing Ferroli combination central heating boiler.







**SHOWER ROOM:** With a white 3-piece suite comprising a shower enclosure with plumbed shower, low level w.c. and contemporary wash handbasin, heated stainless steel towel rail.

#### **SECOND FLOOR:**

**ATTIC ROOM:** 3.8m x 2.3m with some limited head-height (12'7" x 7'8" with some limited head-height); double glazed Velux window, under-eaves storage space, television point and power points.

**OUTSIDE:** Enclosed rear yard with Indian stone flags.

**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.

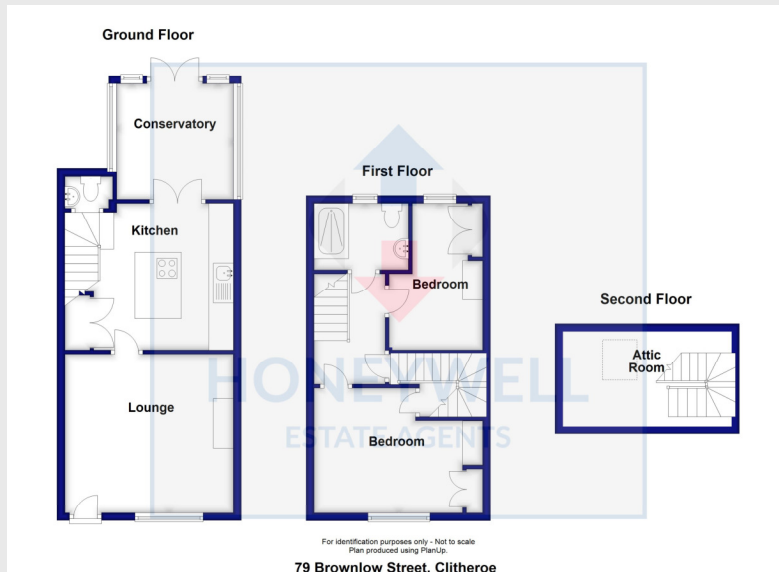
**COUNCIL TAX BAND A.**

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

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

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79 Brownlow Street, Clitheroe, BB7 1HQ  
MJ/CJ/021121

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