

64 BROWNLOW STREET
CLITHEROE
BB7 1HQ

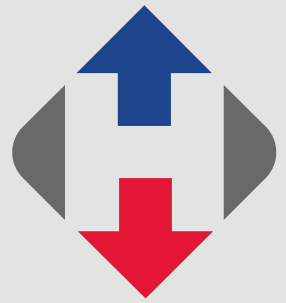
£199,950



- Well presented semi-detached home
- Stunning south facing garden
- Lounge with bay window
- Modern fitted dining kitchen
- 2 double bedrooms (originally 3 beds)
- Situated a short walk from the town centre
- Gas CH & UPVC double glazing
- 64m² (690 sq ft) approx.

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A bright and spacious semi-detached home with good-sized, well presented and modern living accommodation throughout. The property enjoys a good-sized south facing rear garden which adjoins Ribblesdale cricket grounds, has a superb outlook and also benefits from a driveway. Accommodation comprises an entrance hallway, lounge with large bay window and a modern fitted dining kitchen with patio doors onto the superb rear gardens. On the first floor are two double bedrooms (the property was originally built as a three bed) and a stunning, modern 3-piece suite.



Brownlow Street enjoys a convenient position in Clitheroe with the town centre within walking distance along with Holmes Mill and Clitheroe's ever growing number of amenities.

LOCATION: From our sales office in Clitheroe travel down Castle Street and turn right onto Wellgate and then right again onto Lowergate. Follow the road straight over the next two mini roundabouts onto Whalley Road and take the second left turn onto Brownlow Street. Number 64 is at the top end of the street on the right hand side.

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

ENTRANCE HALLWAY: With a composite external door, tiled floor and staircase to the first floor landing.

LOUNGE: 4.1m x 3.6m (13'7" x 11'10"); with television point, telephone point, feature bay window and 2 wall light points.

DINING KITCHEN: 5.2m x 3.3m max/2.4m min (17'0" x 10'9" max/7'9" min); with a range of fitted base and matching wall storage cupboards with complementary work surface, built-in appliances including electric oven, 4-ring electric

hob with extractor over, one-and-a-half bowl stainless steel sink unit, built-in wine cooler, plumbed and drained for an automatic washing machine, space for a fridge-freezer, built-in storage cupboard housing combination central heating boiler and UPVC patio doors to the rear garden.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.6m max/3.7m min x 3.4m (15'0" max/12'0" min x 11'0"); with built-in wardrobes to 1 wall and separate built-in cupboard.

BEDROOM TWO: 2.7m x 2.5m (9'0" x 8'3").

SHOWER ROOM: With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and shower enclosure with a plumbed shower, heated stainless steel towel rail, low voltage lighting, extractor fan and Vinyl floor.





OUTSIDE: To the front of the property is a low maintenance slate chipped garden and a driveway providing off-road parking for approx. 2 cars. A pathway leads around the side of the property to an excellent-sized rear garden with a south facing aspect adjoining Ribblesdale Cricket Club and enjoying a superb outlook. The garden is mainly laid to lawn with a large decked raised patio area, flowerbeds and a timber storage shed.

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.

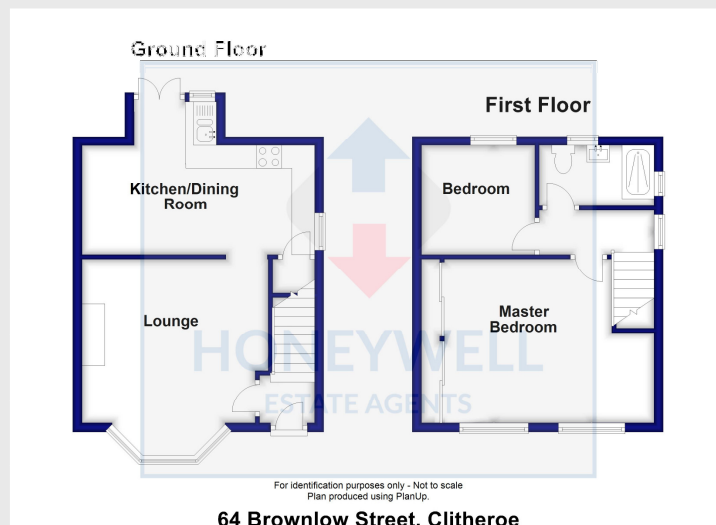
COUNCIL TAX BAND C.

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.





64 Brownlow Street, Clitheroe, BB7 1HQ
MJ/CJ/291221

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