

38 VICTORIA STREET
CLITHEROE
BB7 1BL

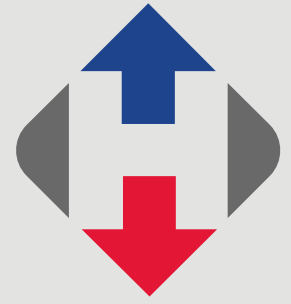
£174,950



- Stonebuilt bay fronted terrace
- 2 good-sized bedrooms
- 4-piece bathroom with shower
- Lounge & dining room
- Fitted kitchen
- Much sought after location in Clitheroe
- Gas CH & UPVC double glazing
- 81 m2 (875 sq ft) approx.

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A charming stonebuilt garden-fronted terrace property situated on a much sought after street in Clitheroe, close to the town centre and amenities which are just a short walk away through the castle grounds.



The property is full of character features with accommodation comprising an entrance porch, hallway, living room, dining room and fitted kitchen. On the first floor are two good-sized bedrooms along with a 4-piece bathroom.

LOCATION: From our sales office travel down Parson Lane and then straight over the mini roundabout onto Bawdlands. Follow the road around before turning left onto Corporation Street and then left again at the next junction onto Eshton Terrace. Follow the road over the railway crossing before turning right onto West View. Near the top of the street turn right again onto Victoria Street. Number 38 is on the right hand side.

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

ENTRANCE PORCH: With a UPVC external door and single glazed internal door to the hallway.

HALLWAY: With staircase to the first floor landing, ceiling arch and coving.

LOUNGE: 3.6m plus bay window x 3.2m (11'11" plus bay window x 10'6"); with a 'Living Flame' gas fire in a feature surround with tiled hearth, television point and electric meter cupboard.

DINING ROOM: 4.3m x 4.0m (14'0" x 13'2"); with a 'Living Flame' gas fire in a feature surround with tiled hearth, understairs storage cupboard, 2 wall light points, television point, UPVC fully glazed door to the rear of the property with UPVC side and overhead panels.

FITTED KITCHEN: 4.2m x 2.2m (13'10" x 7'2"); with a range of fitted base and matching wall storage cupboards with complementary work surface. Built-in electric oven with 4-ring gas hob and extractor hood over, one-and-a-half bowl stainless steel sink unit, plumbing and drainage for an automatic washing machine, space for fridge-freezer, housed combination Worcester boiler (installed January 2020), Vinyl flooring and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.3m x 3.7m (14'0" x 12'0"); with cosmetic fireplace, fitted wardrobes to 2 walls and television point.





BEDROOM TWO: 4.0m x 2.1m (13'2" x 7'0"); with built-in storage cupboard and television point.

BATHROOM: With a 4-piece suite comprising a low level w.c., pedestal wash-hand basin, panelled bath and corner shower enclosure with electric shower, part-tiled walls.

OUTSIDE: To the front of the property is a small walled garden area. To the rear is a low maintenance, majority flagged enclosed yard.

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 B.

TENURE: Freehold.

VIEWING: By appointment with our office.



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