

4 FOX STREET  
CLITHEROE  
BB7 2AQ

£174,950

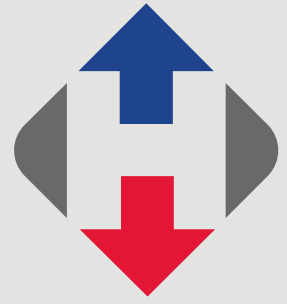


- Garden fronted stonebuilt terrace
- 2 double bedrooms plus attic room
- 3-piece bathroom with shower
- Lounge, dining room & fitted kitchen
- Good-sized yard
- Convenient location close to town centre
- Gas CH & UPVC double glazing
- 108 m2 (1,160 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Situated a short walk from Clitheroe town centre, this garden fronted stonebuilt terrace offers well-maintained, good-sized living accommodation throughout.**

**The property enjoys a useful attic conversion (currently used as a study) with further accommodation comprising an entrance porch, hallway, good-sized lounge, dining room, fitted kitchen, utility lean-to, two first floor double bedrooms and a 3-piece bathroom with shower. The property also enjoys a good-sized enclosed rear yard.**



**LOCATION:** From our sales office in Clitheroe travel down Castle Street onto York Street. At the roundabout turn left onto Well Terrace and then right at the next roundabout onto Pimlico Road. Follow the road for around 50 yards before turning left onto Fox Street. No.4 is on the right hand side.

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

**ENTRANCE PORCH:** With a UPVC external door, tiled floor and single glazed internal door to entrance hallway.

**ENTRANCE HALLWAY:** With staircase to the first floor landing.

**LOUNGE:** 3.4m x 3.2m (11'2" x 10'7"); with feature bay window, laminate wood-effect flooring, television and telephone points and meter cupboards.

**DINING ROOM:** 4.3m x 4.1m (14'3" x 13'6"); with a 'Living Flame' gas fire in a feature surround, understairs storage cupboard, television point, telephone point and 2 wall light points.

**KITCHEN:** 4.1m x 2.3m (13'4" x 7'8"); with a range of fitted base and matching wall storage cupboards with complementary work surface, built-in double electric oven, 4-ring gas hob with extractor hood over, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine and dishwasher, external door.

**UPVC LEAN-TO:** With UPVC external door to the rear of the property.

#### **FIRST FLOOR:**

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

**BEDROOM ONE:** 4.4m x 3.4m (14'4" x 11'1"); with cosmetic fireplace.

**BEDROOM TWO:** 3.2m x 2.4m (10'5" x 7'11").





**BATHROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and vanity screen. Built-in storage cupboard housing Baxi combination central heating boiler and part-tiled walls.

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

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## **SECOND FLOOR:**

**ATTIC ROOM:** 3.9m x 2.9m (12'10" x 9'8"); with 2 double glazed Velux windows, low voltage lighting and power points.

**OUTSIDE:** To the front of the property is a small walled garden area. To the rear of the property is a good-sized enclosed and low maintenance rear garden which is paved with flowerbeds surrounding.

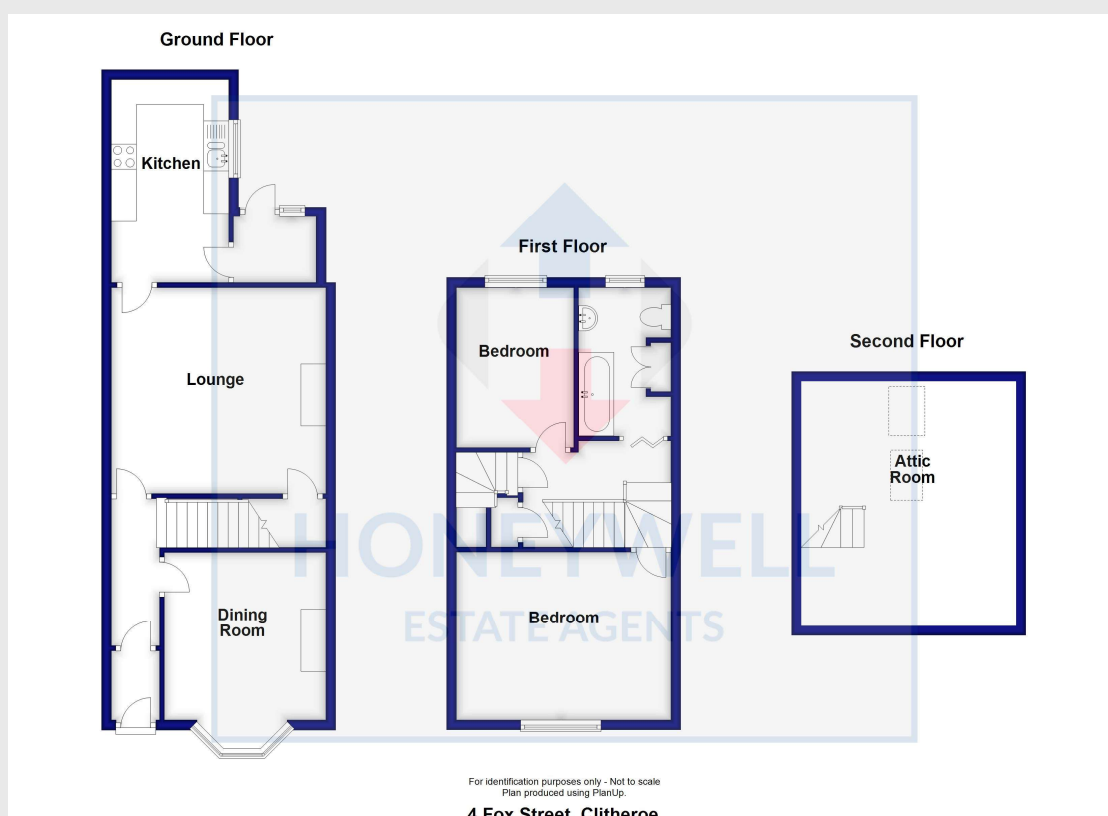
**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in a mix of UPVC and wooden frames.

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

**COUNCIL TAX BAND C.**







*4 Fox Street, Clitheroe, BB7 2AQ  
MJ/CJ/180222*

# Selling your house?

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