

HODDER HOUSE
ALBION PLACE
CLITHEROE
BB7 1QH

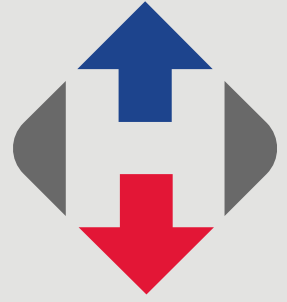
£155,000



- Mid quasi-semi
- Private parking & single garage
- 2 double bedrooms
- Lounge & dining kitchen
- Superb central location
- Convenient for all amenities
- Gas CH & double glazing
- 68 m2 (731 sq ft) approx.

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An attractive house, which is in the middle of a row of three properties, situated in this extremely convenient central location within walking distance of the town centre, train station and supermarkets. Unusually for a town centre property, this house offers private parking to the rear and a single garage. The accommodation is arranged across two floors with a porch to the front leading to a lounge with a spacious dining kitchen to the rear. Upstairs there are two double bedrooms and a 3-piece bathroom with shower.



Outside there is a south-facing patio which leads to the garage and parking. There is gas central heating with the Worcester boiler installed in March 2019 and an electrical safety certificate was carried out in March 2021. Viewing is recommended.

LOCATION: From our office continue along Castle Street and carry straight on at the library into York Street. Turn right after The Grand into Albion Street and Hodder House can be found on the right hand side.

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

ENTRANCE PORCH: With hardwood front door and meter cupboard.

LOUNGE: 4.3m x 4.2m (14'0" x 13'9"); with coved cornicing, television point, gas fire with surround, staircase off to first floor with spindles and balustrade and arch to kitchen.

DINING KITCHEN: 4.2m x 3.5m (13'9" x 11'6"); with a fitted range of wall and base units with complementary work surface and tiled splashback, stainless steel single drainer sink unit, integrated stainless steel electric fan oven and stainless steel 4-ring gas hob with extractor over. Worcester combination central heating boiler (installed in March 2019) concealed in kitchen

wall cupboard, space for a dining table and chairs, coved cornicing, laminate flooring and half-glazed door to patio garden.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.2m narrowing to 3.2m x 3.4m (13'9" narrowing to 10'6" x 11'1"); to the front, with 2 windows to the front elevation and built-in wardrobe.

BEDROOM TWO: 3.5m x 2.3m (11'6" x 7'7"); with built-in wardrobe.

BATHROOM: With a 3-piece suite comprising a low suite w.c., pedestal wash-hand basin and panelled bath with thermostatic shower over, part-tiled walls.





OUTSIDE: There is a patio area to the rear with a stone boundary wall and wrought iron gate leading to a parking area with private parking for 2 cars. There is a SINGLE GARAGE measuring 4.9m x 2.5m (15'11" x 8'3") with up-and-over door.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing. The boiler was installed in March 2019.

SERVICES: Mains water, electricity, gas and drainage are connected. An electrical safety certificate was carried in March 2021 - details can be requested from the office.

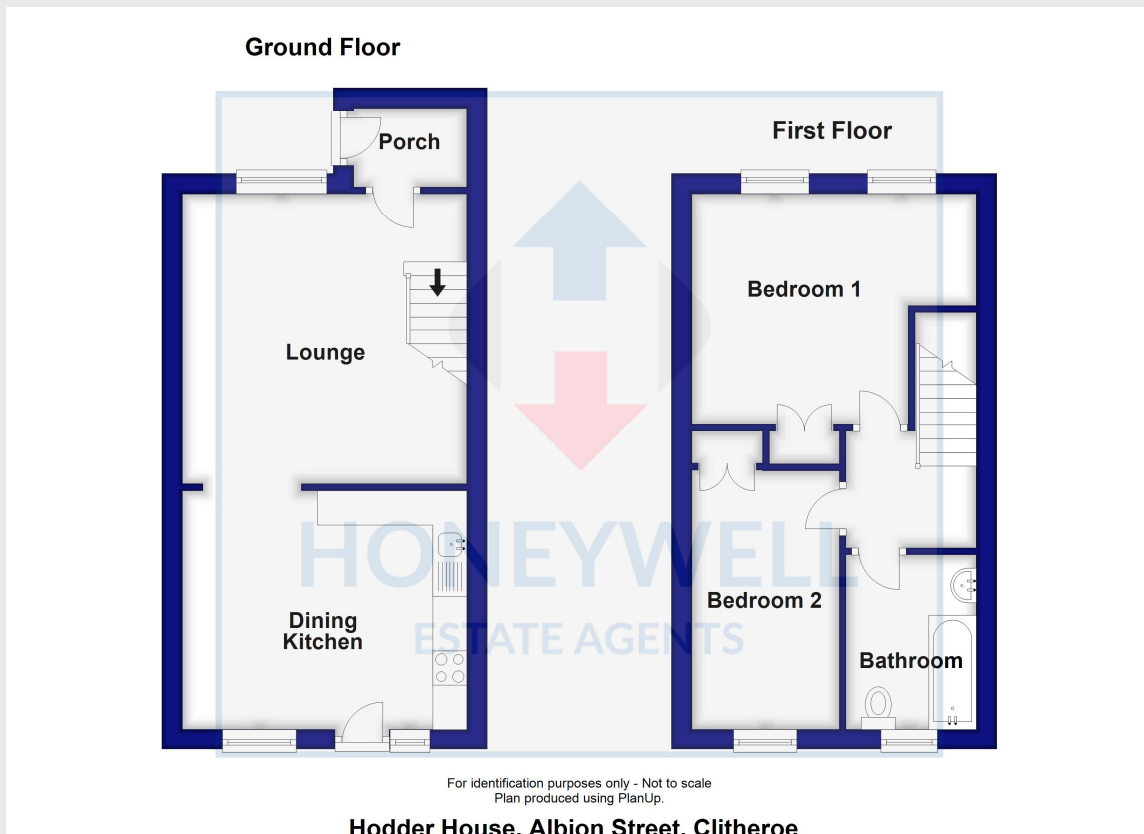
COUNCIL TAX BAND B.

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.





*Hodder House, Albion Place, Clitheroe, BB7 1QH
CD/CJ/080322*

Selling your house?

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