

48 HAYHURST STREET
CLITHEROE
BB7 1NB

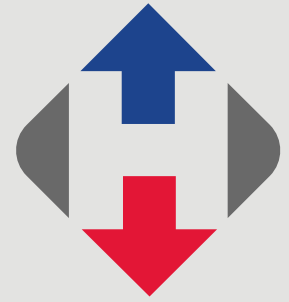
£132,000



- Mid-terrace house
- Lounge & dining kitchen
- 2 bedrooms
- 3-piece bathroom with shower
- Good-sized paved rear yard
- Close to the town centre
- Gas CH & PVC double glazing
- 64 m2 (692 sq ft) approx.

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An attractive mid-terrace house situated in this convenient location which is within walking distance of Clitheroe town centre and its many amenities. The house does not require some cosmetic upgrading but offers enormous potential for a first-time buyer or investor.



There is an entrance vestibule leading to the lounge and a bright dining kitchen to the rear. Upstairs there are two bedrooms and a bathroom, all with the benefit of Gas CH and PVC double glazing. Outside to the rear is an attractive long paved rear yard which is west facing and attracts the afternoon and evening sun. Viewing is essential.

LOCATION: From our office continue along Castle Street and turn right in front of NatWest Bank into Wellgate, continue straight on to the stop sign, turn right and then left at the mini-roundabout into Shawbridge Street. Continue up the hill and turn right into Hayhurst Street after approximately 200 yards.

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

ENTRANCE: Through UPVC front door into:

ENTRANCE VESTIBULE: With glazed door leading to:

LOUNGE: 3.9m x 4.7m (12'9" x 15'4" including the staircase); with television point, meter cupboard and corner staircase off to first floor.

DINING KITCHEN: 3.5m x 3.9m (11'4" x 12'9"); with a fitted range of wood effect laminate wall and base units with complementary laminate work surface and tiled splashback, one bowl

stainless steel sink unit with mixer tap, integrated electric oven with 4-ring ceramic hob with extractor over, plumbing for a washing machine, space for a fridge, space for a dining table and chairs and half-glazed PVC door leading to rear yard.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 3.9m x 3.8m (12'10" x 12'6"); with television point.

BEDROOM TWO: 3.5m x 2.0m (11'5" x 6'7"); with over stairs storage cupboard.

BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin with chrome taps and a panelled bath with chrome taps and electric shower over, part-tiled walls and airing cupboard housing Worcester combination central heating boiler.





OUTSIDE: To the rear of the property is a long, paved rear yard with stone boundary wall, boundary fencing, gated access to the rear and timber storage shed.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

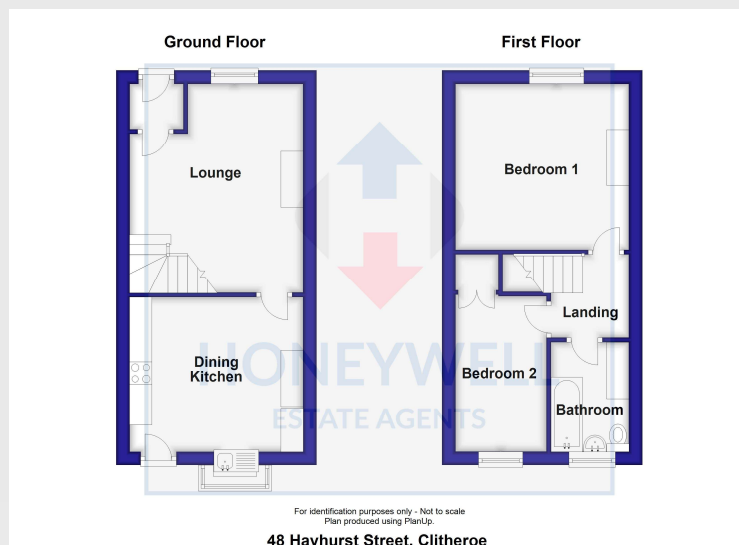
COUNCIL TAX BAND A.

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

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





48 Hayhurst Street, Clitheroe, BB7 1NB
CD/CJ/110522

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