

47 KIRKMOOR ROAD
CLITHEROE
BB7 2DU

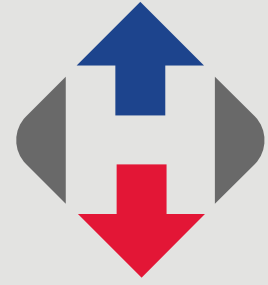
Offers over £150,000



- Large stonebuilt end terrace
- 2 bedrooms & attic room
- Lounge, open-plan dining rm & kitchen
- Garden-fronted, enclosed yard
- Part renovated, work still required
- Superb potential
- Cash buyers only
- 106 m2 (1,145 sq ft) approx.

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The property is situated in a much sought after location, close to the town centre and its amenities, but also a few minutes' walk from the nearby countryside and River Ribble. This large stonebuilt end terrace has been partly renovated but offers potential to be finished off to a buyer's specification with the requirement for a full installation of central heating, kitchen and bathroom.



Accommodation comprises a lounge with staircase to the first floor, dining room open to the kitchen, two first floor bedrooms and a large converted attic. Externally the property is garden-fronted with an enclosed rear yard.

Due to the current condition of the property, it is unlikely to be possible to obtain a mortgage on the property. For that reason, only cash buyers will be considered.

LOCATION: From our sales office in Clitheroe travel down Parson Lane, straight over the mini roundabout and onto Bawdlands. Turn right onto Castle View and follow the road to the bottom and around to the left hand side onto Kirkmoor Road, Number 47 is the last terrace on the left hand side.

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

LOUNGE: 4.3m x 4.5m (14'2" x 14'8"); with external door, part-tiled floor, gas and electric meter cupboard and staircase to the first floor.

DINING ROOM: 4.3m x 3.9m (14'2" x 12'10"); with television point, 'Living Flame' gas fire in a feature surround, understairs storage cupboard and open to:

KITCHEN: 2.2m x 4.6m (7'2" x 15'1"); with water point, stop tap and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 4.4m x 3.6m (14'4" x 11'8").

BEDROOM TWO: 2.3m x 3.0m (7'5" x 9'9").

BATHROOM:

SECOND FLOOR:

ATTIC ROOM: 3.8m x 5.6m (12'5" x 18'5"); with power and light.

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





HEATING: A heating system needs installing. There are double glazed windows in UPVC frames throughout.

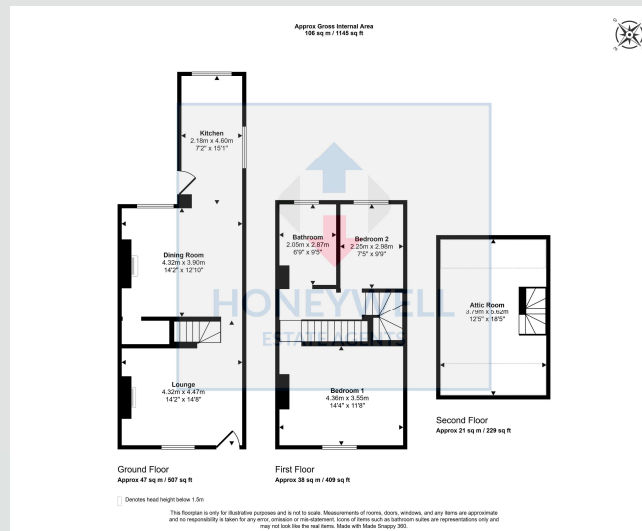
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

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.





47 Kirkmoor Road, Clitheroe, BB7 2DU
MJ/CJ/250625

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