

74 PIMLICO ROAD
CLITHEROE
BB7 2AH

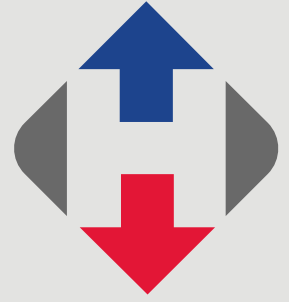
£189,950



- Stonebuilt mid terrace house
- Spacious character accommodation
- 3 bedrooms & attic room
- Lounge, dining room & kitchen
- Garage
- Now requires modernisation
- Gas CH & double glazing
- 139 m2 (1,496 sq ft) approx.

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A large stonebuilt terrace property situated in a highly sought-after location in Clitheroe offering good access to the local amenities but also the nearby Ribble Valley countryside. The property requires modernising throughout but offers superb potential for a stunning character family home.



Accommodation comprises an entrance porch, hallway, spacious lounge and dining room, fitted kitchen and an attached garage. On the first floor are three good-sized bedrooms, a bathroom, separate w.c. along with a shower built over the staircase. A further staircase leads to a converted attic room. To the rear of the property is an enclosed yard with outlooks towards Pendle Hill.

LOCATION: From our sales office in Clitheroe travel down Castle Street onto York Street. Turn left at the roundabout and then right at the next roundabout onto Pimlico Road. Follow the road along and number 74 is on the right hand side just before the railway bridge.

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

ENTRANCE PORCH: With external door, original tiled floor, meter cupboards and single glazed internal door to entrance hallway.

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

LOUNGE: 4.0m x 4.9m into bay/3.8m (13'0" x 15'11" into bay/12'6"); with feature bay window and 'Living Flame' gas fire in a feature surround.

DINING ROOM: 4.3m x 4.2m max/4.0m min (14'2" x 13'11" max/13'0" min); with electric fire in a feature surround, television point, telephone

point, aluminium double glazed patio doors to the rear garden and understairs storage cupboard.

KITCHEN: 4.8m x 2.7m (15'10" x 8'11"); with a range of fitted base and matching wall storage cupboards with complementary work surface and breakfast bar. Built-in double electric oven, 4-ring gas hob, double drainer stainless steel sink unit, plumbed and drained for an automatic washing machine and door to:

GARAGE: 5.1m x 2.8m (16'7" x 9'4"); with remote electric up-and-over door, side personal door, power and light points.

FIRST FLOOR:

LANDING: With shower enclosure over the stairs with a plumbed shower and staircase to the second floor.

BEDROOM ONE: 5.3m x 3.9m (17'3" x 12'9"); with fitted wardrobes to one wall.

BEDROOM TWO: 3.4m x 3.3m (11'2" x 10'8"); with built-in storage cupboard understairs and fitted wardrobes.





BEDROOM THREE: 2.7m x 2.3m (8'11" x 7'5").

BATHROOM: With a 2-piece suite comprising a vanity wash-hand basin and a panelled bath.

SEPARATE W.C.: With low level w.c.

SECOND FLOOR:

ATTIC ROOM: 5.6m x 5.3m with some limited head-height (18'4" x 17'5" with some limited head-height); with 3 skylight windows and built-in storage cupboard with water tank.

OUTSIDE: To the front of the property is a low maintenance walled garden. To the rear is a low maintenance enclosed yard with a view towards Pendle Hill.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in wooden frames.

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

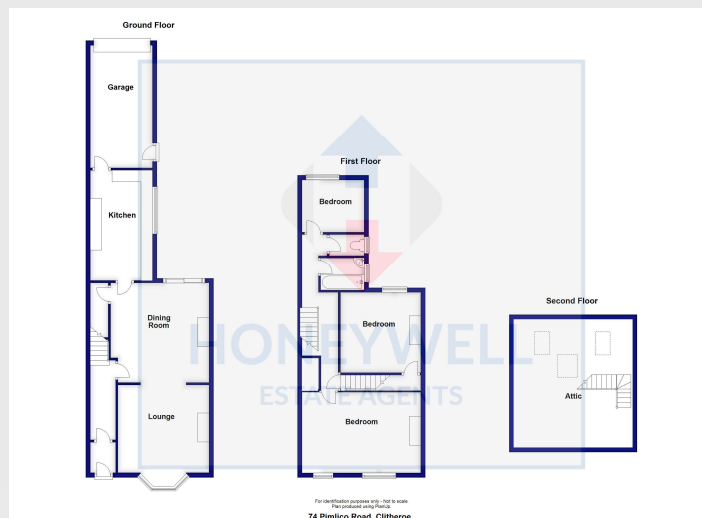
COUNCIL TAX BAND D.

EPC: The energy efficiency rating of this property is F.

VIEWING: By appointment with our office.

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74 Pimlico Road, Clitheroe, BB7 2AH
MJ/CJ/290322

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