

16 TAYLOR STREET
CLITHEROE
BB7 1NL

£92,500

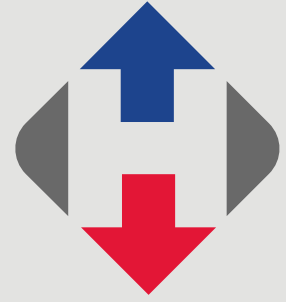


- Stonebuilt mid terrace cottage
- 2 bedrooms
- Living room & breakfast kitchen
- 3-piece bathroom with shower
- In need of modernisation
- Situated close to the town centre
- Gas CH & UPVC double glazing
- 41 m2 (436 sq ft) approx.

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Situated close to Clitheroe town centre, this stonebuilt terrace cottage now requires modernisation throughout but offers superb potential and would make a great investment or first time buy.

The accommodation comprises a lounge, breakfast kitchen, two bedrooms (one double, one single) and a 3-piece bathroom with plumbed shower. To the rear of the house is an enclosed yard area which adjoins Clitheroe football club.



No Chain

LOCATION: From our sales office travel down Castle Street and then turn right onto Wellgate. Follow the road to the bottom of the hill, turn right at the junction, then immediately left at the mini-roundabout, and left again onto Taylor Street. Number 16 is on the right-hand side.

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

LOUNGE: 3.7m x 3.4m (12'2" x 11'2"); with UPVC external door and electric fire in feature surround.

BREAKFAST KITCHEN: 3.3m x 2.2m (10'9" x 7'3"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring ceramic hob, plumbed and drained for an automatic washing machine, wall-mounted combination central heating boiler, double glazed external door to the rear of the property and staircase to the first floor landing.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.4m x 3.3m (11'2" x 10'8").

BEDROOM TWO: 2.3m x 1.8m (7'6" x 5'9"); with built-in wardrobe.

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 part-tiled walls.





OUTSIDE: To the rear of the property is a low maintenance enclosed yard area.

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

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

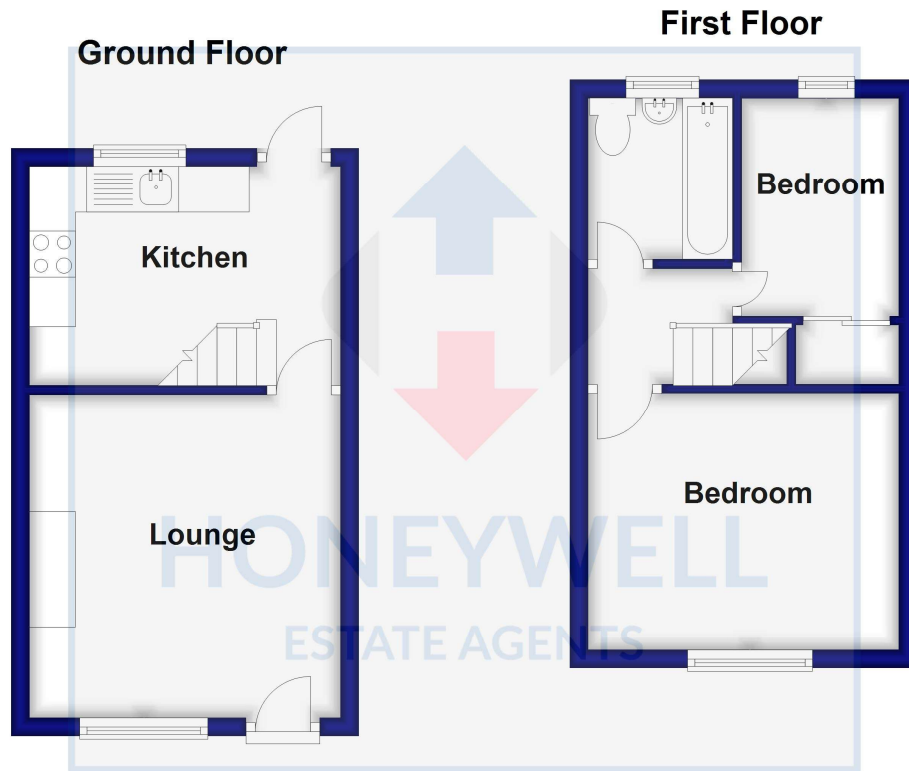
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND A.

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.





For identification purposes only - Not to scale
Plan produced using PlanUp.

16 Taylor Street, Clitheroe

*16 Taylor Street, Clitheroe, BB7 1NL
MJ/CJ/250322*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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