

7 MONK STREET
CLITHEROE
BB7 1DJ

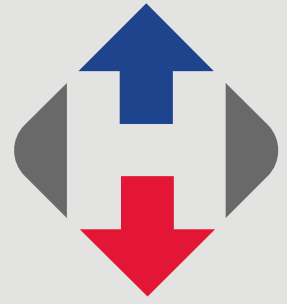
£147,950



- Attractive stonebuilt mid terrace
- 2 good-sized bedrooms
- 2 separate reception rooms
- 3-piece bathroom with shower
- Convenient location
- Fitted kitchen with oven & hob
- Enclosed paved rear yard
- 83 m2 (890 sq ft) approx.

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A well-presented spacious stonebuilt terrace house situated in this convenient location close to Clitheroe Castle Grounds and only a few minutes' walk from the town centre. This attractive house has two separate reception rooms both with feature fireplaces and a kitchen extension to the rear with fitted white gloss units, integrated oven and hob. Upstairs the master bedroom has varnished floorboards and two windows, there is a good-sized rear bedroom and 3-piece bathroom with shower over the bath.



Outside to the rear there is an attractive enclosed paved rear yard with timber storage shed. Viewing is recommended.

LOCATION: From our office turn left down the hill along Parson Lane and then continue straight on at the mini roundabout over the railway into Bawdlands, turn left into Corporation Street and at the end turn left then immediately right into Monk Street.

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

ENTRANCE: Through hardwood front door into entrance vestibule.

LOUNGE: 4.8m x 4.2m (15'10" x 13'9"); with television point, feature fireplace housing 'Living Flame' coal effect gas fire with marble hearth and inset and attractive surround, coved cornicing, dado rail and meter cupboard.

DINING ROOM: 3.4m plus the staircase x 3.6m (11'3" plus the staircase x 11'10"); with staircase off to first floor with understairs storage cupboard, coved cornicing, feature fireplace housing 'Living Flame' coal effect gas fire with marble hearth and inset with attractive surround,

laminated flooring, built-in storage cupboards in the alcove and BT telephone point.

KITCHEN: 2.9m x 2.1m (9'8" x 6'9"); with a fitted range of white gloss wall and base units with complementary laminated work surfaces and tiled splashback. One-and-a-half bowl single drainer sink unit with mixer tap, integrated Neff stainless steel electric fan oven with Neff stainless steel 4-ring gas hob and stainless steel extractor canopy over, space for fridge-freezer, plumbing for a washing machine and half-glazed PVC door to rear yard.

FIRST FLOOR:

LANDING: With loft access with drop-down ladder leading to partly boarded loft and over-stairs storage cupboard.

BEDROOM ONE: 4.8m x 3.7m narrowing to 2.9m (15'9" x 12'0" narrowing to 9'8"); with windows to the front elevation and attractive varnished tongue and groove floorboards.





BEDROOM TWO: 4.2m x 2.8m (13'10" x 9'4"); with storage cupboard housing Worcester combination central heating boiler and dado rail.

BATHROOM: 3-piece white suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps, panelled bath with shower tap fitment and fitted mixer shower over and grey heated ladder style towel rail.

OUTSIDE: To the rear of the property is an attractive enclosed paved rear yard with rendered walls, gated access, outside light 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.

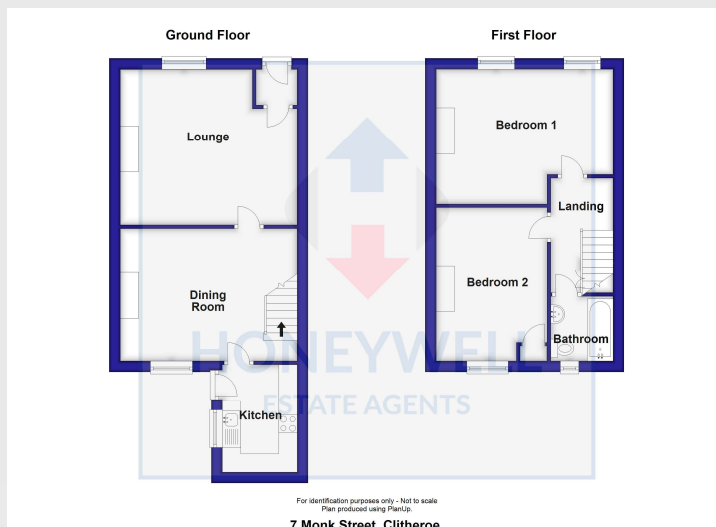
COUNCIL TAX BAND A.

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

VIEWING: By appointment with our office.

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7 Monk Street, Clitheroe, BB7 1DJ
CD/CJ/080422

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