

36 SHAWBRIDGE STREET
CLITHEROE
BB7 1LZ

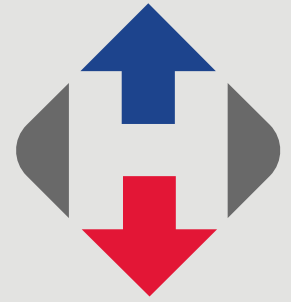
£177,950



- Superbly presented terrace cottage
- Newly fitted dining kitchen
- New 3-piece bathroom with shower
- 2 double bedrooms
- Spacious lounge with feature fireplace
- Convenient location close to town centre
- Gas CH & UPVC double glazing
- 72 m2 (778 sq ft) approx.

honeywell.co.uk

A stunning stonebuilt end terrace cottage situated close to the town centre of Clitheroe within a short walk of the town's ever growing number of amenities. The property has been recently renovated including a newly fitted dining kitchen and bathroom, upgraded electrics, re-decoration, new carpets and a re-plaster, amongst other upgrades.



Accommodation comprises an entrance hallway, lounge with feature fireplace, stunning fitted dining kitchen, two good-sized bedrooms and a large 3-piece bathroom.

LOCATION: From our sales office travel down Castle Street and turn left onto Wellgate and follow the road straight down to the bottom. At the T-junction turn right and then left at the mini roundabout onto Shawbridge Street. Follow the road up past the butcher's shop and number 36 is on the right hand side.

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

ENTRANCE HALLWAY: With UPVC external door and staircase to the first floor landing.

LOUNGE: 4.0m x 3.9m (13'1" x 12'11"); with cosmetic feature fireplace, laminate wood effect flooring, understairs storage cupboard, built-in shelving, television and telephone point.

DINING KITCHEN: 5.0m x 3.1m (16'3" x 10'2"); with a newly fitted range of base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with extractor hood over, space for a fridge-freezer, plumbed and drained for an automatic washing machine, housed combination central

heating boiler, single drainer sink unit, part-tiled walls and laminate wood effect flooring.

PANTRY: With potential to be converted to a downstairs toilet. With UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point and built-in storage cupboard.

BEDROOM ONE: 3.4m x 2.8m (11'0" x 9'2"); with fitted corner wardrobes and cosmetic feature fireplace.

BEDROOM TWO: 2.4m x 3.1m (7'11" x 10'4").

HOUSE BATHROOM: With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a P-shaped bath with plumbed shower over and vanity screen, built-in storage cupboard, heated towel rail and part-tiled walls.





OUTSIDE: To the rear of the property is an attractive Indian stone flagged enclosed yard with stonebuilt storage outhouse.

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

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

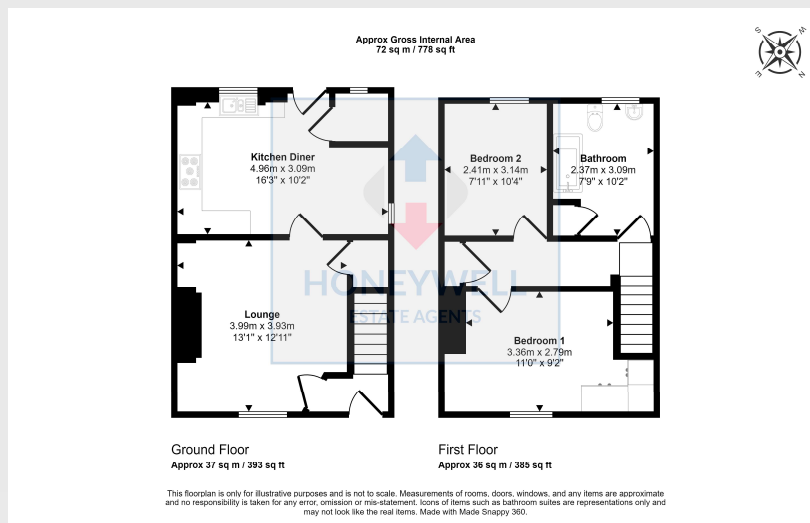
COUNCIL TAX BAND A.

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.





36 Shawbridge Street, Clitheroe, BB7 1LZ
MJ/CJ/010425

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

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.