

3 HALL STREET  
CLITHEROE  
BB7 1HJ

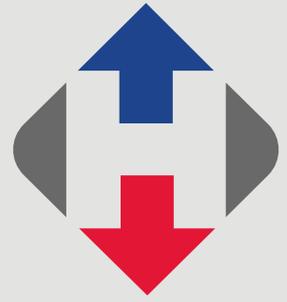
£174,950



- Immaculate red brick built terrace
- 2 double bedrooms
- 3-piece bathroom with shower
- Large bright open-plan living area
- Open fire & multi-fuel burner
- Modern fitted kitchen
- Great-sized enclosed rear patio
- 81 m2 (870 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Situated a short walk from Clitheroe town centre, this brick built mid terrace is presented to an immaculate standard throughout with a superb open-plan living/dining area with an open fire and multi fuel burner. The property enjoys a good-sized modern fitted kitchen along with two double bedrooms, both with fitted wardrobes, and a 3-piece bathroom with a shower over the bath.**



**To the rear is an attractive and low maintenance Indian stone flagged garden with views up to St James Church.**

**LOCATION:** From our Clitheroe sales office travel down Castle Street and turn right off onto Wellgate and right again onto Lowergate. Follow the road around passing The Emporium and carry straight on at the next 2 mini roundabouts onto Whalley Road. Follow the road up the hill and then take the fourth left hand turn onto Hall Street.

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

**ENTRANCE PORCH:** With UPVC external door, and single glazed internal door to:

**ENTRANCE HALLWAY:**

**LOUNGE:** 3.5m x 3.9m (11'5" x 12'10"); with an open fire in feature surround, television point, electric meter cupboard, 2 wall light points and open to:

**DINING ROOM:** 3.7m x 3.8m (12'3" x 12'5"); with a wood burner in a feature surround, telephone point, understairs storage cupboard and staircase to the first floor landing.

**KITCHEN:** 2.7m x 3.5m (8'10" x 11'7"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring electric hob with a stainless steel extractor over, space for a fridge-freezer, plumbed and drained for an automatic washing machine, low voltage lighting, laminate wood effect flooring, part-tiled walls and UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.1m x 4.0m (13'5" x 13'1"); with built-in wardrobes to 1 wall and television point.

**BEDROOM TWO:** 2.4m x 3.8m (7'11" x 12'4"); with built-in wardrobes to 1 wall, ceiling light/fan, attic access point with drop-down ladder and housed combination central heating boiler.





**BATHROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with electric shower over, built-in storage cupboard and majority tiled walls.

**OUTSIDE:** To the rear of the property is a good-sized low maintenance Indian stone flagged enclosed yard with views towards St James' Church.

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

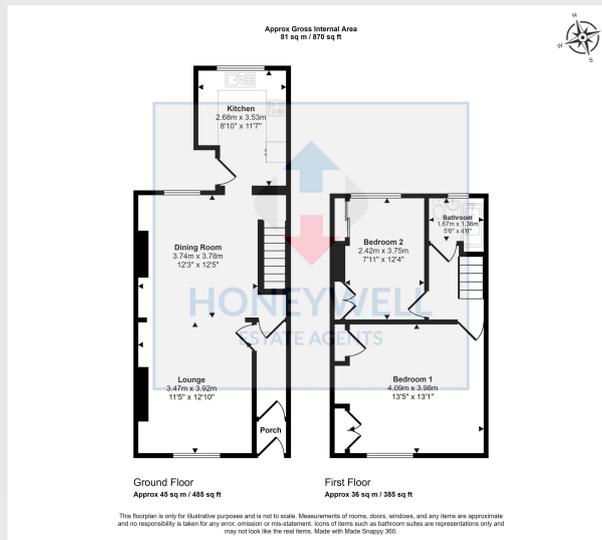
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND A.**

**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.





3 Hall Street, Clitheroe, BB7 1HJ  
MJ/CJ/190124

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