

24 NEWTON STREET
CLITHEROE
BB7 1DD

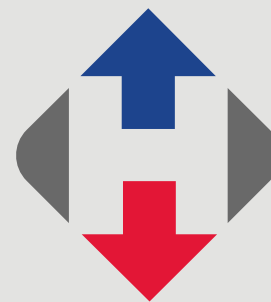
£182,500



- Stonebuilt mid terrace property
- Bright & spacious accommodation
- 2 double bedrooms, 4-piece bathroom
- Good-sized kitchen
- Separate lounge & dining room
- Popular location close to town centre
- Gas CH & UPVC double glazing
- 78 m2 (836 sq ft) approx.

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A stunning garden-fronted mid terrace property which is situated close to Clitheroe town centre, a short walk from its many amenities. The property has been updated throughout by the current vendor and now provides bright, spacious and modern living space throughout.



On the ground floor is an entrance hallway, lounge, spacious dining room and good-sized fitted kitchen. The first floor offers two double bedrooms along with a 4-piece house bathroom with a shower.

Outside the property enjoys a garden to the front with wrought iron fencing and an enclosed attractive rear yard with flowerbeds.

LOCATION: From our sales office travel down Parson Lane and straight over the roundabout onto Bawdlands. Follow the road along before turning left onto Corporation Street and then left at the T-junction onto Eshton Terrace. Follow the road along over the railway crossing and take the fourth right turn onto Woone Lane. From here take a right onto Victoria Street and then right again onto Newton Street

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

ENTRANCE HALLWAY: With part-glazed external door, staircase to the first floor landing, wood effect flooring, ceiling arch and coving.

LOUNGE: 3.0m x 3.5m (9'11" x 11'7"); with UPVC window, gas and electric meter cupboards, open fire in feature surround, 2 wall light points and coving.

DINING ROOM: 4.0m x 3.6m (13'3" x 11'11"); with wood effect flooring, television point, telephone point, understairs storage cupboard and 'Living Flame' gas fire.

FITTED KITCHEN: 2.1m x 4.1m (6'9" x 13'7"); with a range of modern base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring gas hob with a stainless steel extractor hood over, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, space for a dryer, space for fridge-freezer, Worcester combination central heating boiler, fully tiled walls, wood effect flooring and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.2m x 3.6m (13'7" x 11'11"); with feature original fireplace and television point.

BEDROOM TWO: 2.1m x 3.7m (6'11" x 12'2"); with built-in wardrobe and television point.





BATHROOM: With a 4-piece suite in white comprising a low level w.c., vanity wash-hand basin, panelled bath and a corner shower enclosure with a plumbed Mira shower, majority tiled walls, UPVC window, heated stainless steel towel rail and extractor fan.

OUTSIDE: To the front of the property is a garden area with wrought iron fencing and gate, Yorkstone pathway and pebbled area. To the rear of the property is a good-sized enclosed yard area which is flagged and low maintenance with raised flowerbeds.

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.

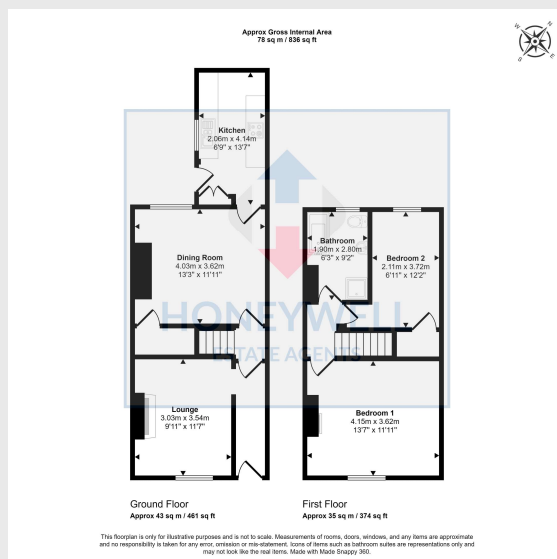
COUNCIL TAX BAND B.

VIEWING: By appointment with our office.



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