

17 CURZON STREET
CLITHEROE
BB7 1DL

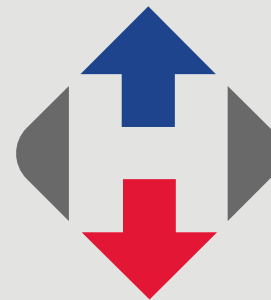
Offers over £140,000



- Attractive stonebuilt mid terrace
- 2 bedrooms & converted attic room
- Lounge, modern fitted dining kitchen
- 3-piece bathroom with shower
- Enclosed yard with outbuilding
- Short walk from Clitheroe town centre
- Gas CH & UPVC double glazing
- 80 m2 (863sq ft) approx.

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Situated close to Clitheroe Castle, a short walk through the castle grounds from the town centre and its many local amenities, this stonebuilt mid terrace property provides modern living accommodation throughout.



The property enjoys a lounge, fitted dining kitchen, 3-piece shower room with multi-jet shower, converted attic room and two further bedrooms.

LOCATION: From our sales office walk through the castle grounds, exiting onto Eshton Terrace, and then crossing the railway crossing before turning third left onto Curzon Street.

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

LOUNGE: 3.9m x 3.9m (12'11" x 12'8"); with television point, telephone point, electric meter cupboard, gas meter cupboard, composite external door, vertical central heating radiator, low voltage lighting and mid-staircase to the first floor landing.

MODERN FITTED DINING KITCHEN: 3.9m x 2.9m (12'9" x 9'6"); with a range of fitted base and matching wall storage cupboards in gloss white with complementary work surfaces, dual oven with 6-ring gas hob and stainless steel extractor hood over, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, housed combination central heating boiler, understairs storage cupboard, laminate wood effect flooring, UPVC patio doors to the rear garden and low voltage lighting.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 3.5m x 3.1m (11'6" x 10'2"); with cosmetic feature fireplace and built-in storage cupboard with sliding door.

BEDROOM TWO: 1.9m x 3.8m (6'4" x 12'5").

BATHROOM: Modern 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin, shower-bath with plumbed multi-jet power shower, part-tiled walls, heated stainless steel towel rail, low voltage lighting and extractor fan.

ATTIC ROOM: 3.4m x 5.4m (11'2" x 17'8"); with double glazed Velux window.





OUTSIDE: To the rear of the property is a low maintenance enclosed yard area with a brick built storage outhouse.

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

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

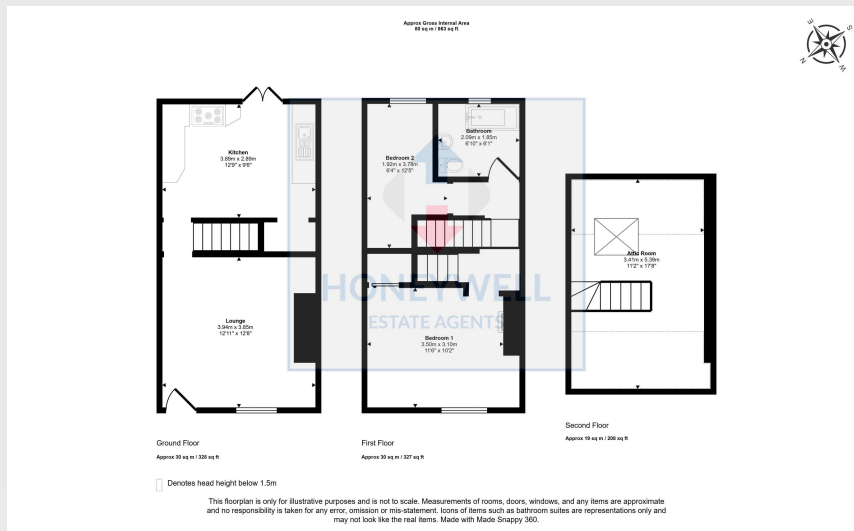
COUNCIL TAX BAND A.

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

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





17 Curzon Street, Clitheroe, BB7 1DL
MJ/CJ/081124

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1 Castlegate, Clitheroe. BB7 1AZ
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The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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