

1 PARSONAGE COTTAGES
CLITHEROE
BB7 2JT

£125,000



- End mews style cottage
- Open-plan living accommodation
- 2 bedrooms
- Convenient town centre location
- 3-piece bathroom with shower
- Gas CH & double glazing
- Rented parking space
- 51 m2 (544 sq ft) approx.

An end terrace mews style property which was converted around 25 years ago and is situated in the centre of town and on the doorstep of all the amenities Clitheroe has to offer.

The property has a lovely open-plan lounge and kitchen with feature fireplace and fitted kitchen with a range of built-in appliances. Upstairs there is a master double bedroom with French doors and Juliette balcony, a small single second bedroom and a 3-piece bathroom with shower over the bath.

Currently the owner rents a parking space from Ribble Valley Borough Council in the car park opposite, this has been paid for in advance for the whole of 2024. At the time of writing this brochure, there is no waiting list for the car park and this space could possibly be transferred to the new owner. Viewing is recommended.

LOCATION: From our sales office turn left down the hill along Parson Lane, turn right at the mini roundabout and Parsonage Cottages are located immediately on the left-hand side.

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

ENTRANCE: Through wooden front door into:

OPEN-PLAN LOUNGE & KITCHEN: 7.4m x 3.2m (24'5" x 10'7");

Lounge: With a feature fireplace with 'Living Flame' coal effect gas fire with attractive hearth and surround, bay window to front elevation, television point and spindle staircase off to first floor.

Kitchen: With a fitted range of wood fronted wall and base units with complementary laminate work surface and tiled splashback, one-a-half bowl stainless steel sink unit with mixer tap, stainless steel electric fan oven with 4-ring stainless steel gas hob and extractor over,

integrated fridge and freezer, plumbing for a washing machine, Worcester combination central heating boiler concealed inside wall cupboard, breakfast bar and wood effect flooring.

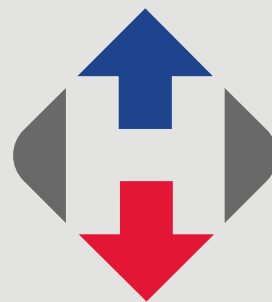
FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 3.1m x 3.3m (10'3" x 10'8"); with glazed French doors to rear with wrought iron Juliette balcony.

BEDROOM TWO: 1.8m x 3.3m (6'0" x 10'9"); with built-in storage cupboard.

BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with mixer shower over, part-tiled walls and shaver point.





OUTSIDE: Parsonage Cottages are accessed by wrought iron gates leading to a blocked paved area to the front with raised border and bin storage.

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

The owner currently rents a parking space from Ribble Valley Borough Council in the small car park over the road. This has been paid in advance for 2024. At the time of writing this brochure, we have checked with the Council and there is no waiting list for this car park so this parking space could possibly be transferred to a new owner. The annual cost of the parking space is £500.

HEATING: Gas fired hot water central heating system complemented by double glazed windows.

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

COUNCIL TAX BAND B.

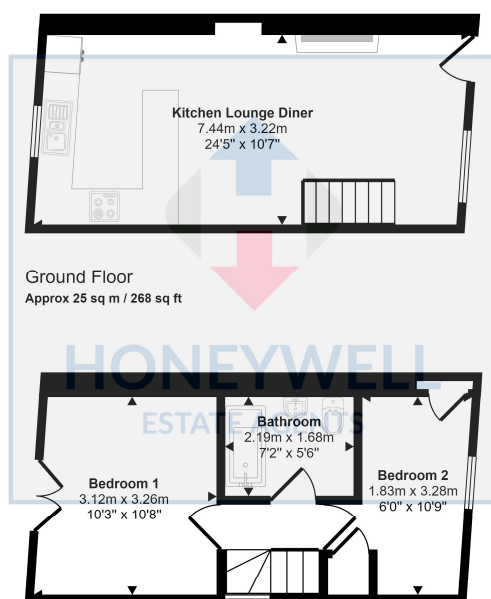
TENURE: Leasehold with the remainder of a 999 year lease starting from September 1823 with a peppercorn ground rent.

VIEWING: By appointment with our office.





Approx Gross Internal Area
51 sq m / 544 sq ft



Ground Floor
Approx 25 sq m / 268 sq ft

First Floor
Approx 26 sq m / 277 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Parsonage Cottages, Clitheroe, BB7 2JT
CD/CJ/180624

Selling your house?

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

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The Fountains, Barrowford. BB9 8LQ
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