

9 ST JAMES STREET  
CLITHEROE  
BB7 1HH

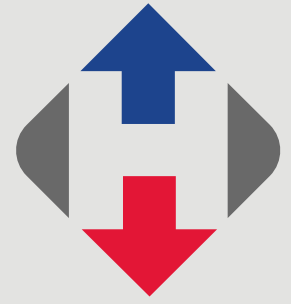
£109,950



- Stonebuilt mid terrace cottage
- Now requiring full modernisation
- Lounge & dining kitchen
- 2 bedrooms & converted attic room
- Attractive street, convenient location
- Ideal investment opportunity
- Gas CH & UPVC double glazing
- 77 m2 (824 sq ft) approx.

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**Situated a short walk from Clitheroe town centre, on an attractive street of similar stone cottages leading up to St James' Church, this two bedroom property now requires modernisation throughout but benefits from a recently installed gas central heating system and double glazed windows.**



**Accommodation comprises an entrance porch, lounge, dining kitchen, two bedrooms, a bathroom and a converted attic space.**

**The property lies a short walk from the town centre and amenities such as Holmes Mill, The Emporium and an assortment of other bars and restaurants, along with shops, supermarkets, bus and train stations and a medical centre.**

**LOCATION:** From our sales office travel down Castle Street and turn right onto Wellgate and then right again onto Lowergate. Follow the road down past the Emporium on the left hand side and proceed straight over the next mini roundabout onto Whalley Road. From here take the third left turn onto St James Street. Number 9 is on the left hand side.

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

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

**LOUNGE:** 4.0m x 3.9m (13'1" x 12'11"); with electric meter cupboard and staircase to the first floor landing.

**DINING KITCHEN:** 4.0m x 3.5m (13'2" x 11'7"); with base level storage units, single drainer stainless steel sink unit, wall-mounted Worcester combination central heating boiler, tiled flooring, open understairs storage and UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor.

**BEDROOM ONE:** 4.1m x 3.0m (13'5" x 10'0"); with built-in storage cupboard.

**BEDROOM TWO:** 2.1m x 2.5m (6'9" x 8'4"); with built-in storage cupboard.

**BATHROOM:** With a 3-piece suite comprising a low level w.c., pedestal handwash basin and a panelled bath.

**SECOND FLOOR:**

**ATTIC ROOM:** 3.2m x 4.5m (10'8" x 14'7"); with double glazed Velux window.







**OUTSIDE:** To the rear of the property is a good-sized low maintenance enclosed rear yard.

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

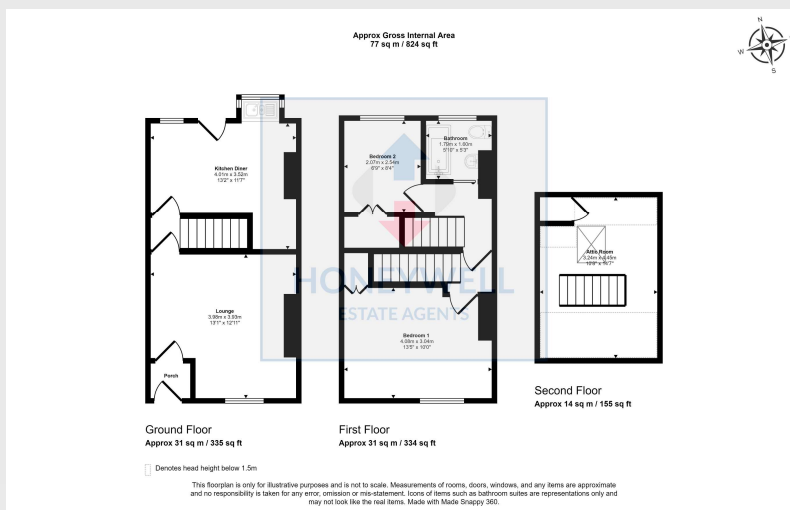
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**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.





9 St James Street, Clitheroe, BB7 1HH  
MJ/CJ/120724

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