

56A WHALLEY ROAD  
CLITHEROE  
BB7 1EE

Offers over £100,000

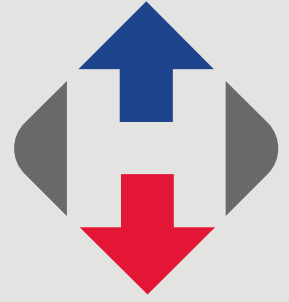


- 3-storey mid terrace house
- Fitted dining kitchen, 1<sup>st</sup> floor lounge
- 3-piece shower room
- Conveniently located for town centre
- 3 bedrooms
- Good-sized accommodation
- Gas central heating & double glazing
- 89 m2 (953 sq ft) approx.

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**A three-storey mid terrace house which is conveniently located on the edge of Clitheroe town centre within walking distance of all the local amenities.**

**The property briefly comprises an entrance vestibule, dining kitchen, first floor lounge, three bedrooms and 3-piece shower room. Offering well-proportioned accommodation and gas central heating, this property presents an excellent investment opportunity.**



**LOCATION:** From our office continue along Castle Street and turn right by the library clock into Wellgate. Turn next right into Lowergate and continue over the mini roundabout and straight on at the next roundabout into Whalley Road. The property can be found on the right, with access via the rear.

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

**ENTRANCE VESTIBULE:** With panelled wood external door, tiled flooring and part-glazed wooden internal door leading to:

**KITCHEN DINER:** 4.4m x 4.0m (14'6" x 13'0"); with a range of fitted base units with laminate work surface, electric oven with hob, plumbing for a washing machine, wall-mounted Baxi combination central heating boiler, one-and-a-half bowl stainless steel sink unit, tiled splashback, shelving, tiled flooring, coved cornicing, understairs storage cupboard with shelving and staircase to first floor.

#### **FIRST FLOOR:**

**LANDING:** With staircase to second floor and wood effect laminate flooring.

**SHOWER ROOM:** 3-piece suite comprising a low level w.c., pedestal handwash basin with tiled splashback and a large walk-in corner shower enclosure with thermostatic shower, part-tiled walls and laminate tiled flooring.

**BEDROOM THREE:** 2.4m x 2.3m (8'0" x 7'5").

**LOUNGE:** 4.3m x 4.0m (14'1" x 13'2"); with wood effect laminate flooring and fitted meter cupboards.

#### **SECOND FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE:** 4.2m x 4.0m (13'9" x 13'2"); with two storage cupboards with shelving.

**BEDROOM TWO:** 4.2m x 3.2m (13'9" x 10'8"); with storage cupboard with shelving.







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

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

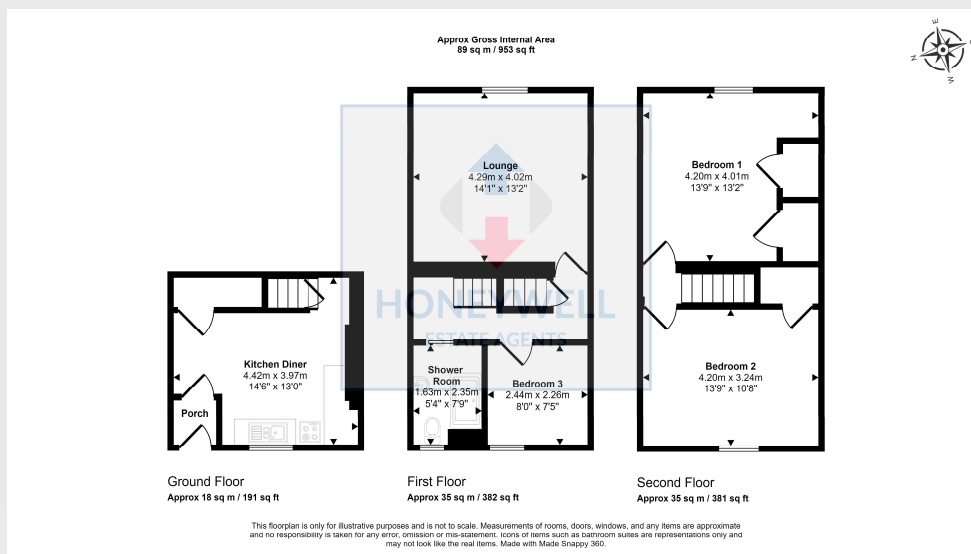
**COUNCIL TAX BAND A.**

**EPC:** The energy efficiency rating for this property is C.

**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.





56a Whalley Road, Clitheroe, BB7 1EE  
SW/CJ/160824

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