

8 KAY STREET
CLITHEROE
BB7 1BX

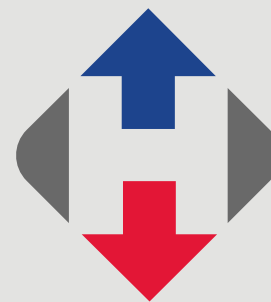
£165,500



- Attractive stonebuilt mid terrace
- 2 double bedrooms
- 3-piece bathroom with shower
- Lounge, dining room & kitchen
- Close to allotments & nature reserve
- Short walk to amenities
- Gas CH & UPVC double glazing
- 79 m2 (845 sq ft) approx.

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A well presented, stonebuilt mid terrace property situated in a convenient spot in Clitheroe, just around the corner from allotments and Clitheroe nature reserve and a short walk from the town centre and amenities.



Accommodation comprises an entrance porch, living room with electric fire, dining room, bright and airy kitchen, two double bedrooms and a 3-piece bathroom with an electric shower.

Outside, to the rear of the property is an enclosed low maintenance yard.

LOCATION: From our town centre sales office travel down Parson Lane and straight over the mini roundabout. Proceed along before taking the next left turn onto Corporation Street and then left again at the next junction onto Eshton Terrace. Cross the railway line and take the fourth right turn onto Woone Lane. Follow this road down passing the start of the nature reserve on the left before turning right onto Kay Street. Number 8 is on the right hand side.

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

ENTRANCE PORCH: With a UPVC external door, single glazed internal door and laminate wood effect flooring.

LOUNGE: 4.1m x 3.8m (13'5" x 12'6"); with electric fire in a feature surround, electric meter, television point, telephone point, wall light point and mid staircase to first floor landing.

DINING ROOM: 4.1m x 3.4m (13'5" x 11'2"); with telephone point and understairs storage cupboard.

KITCHEN: 2.1m x 3.7m (6'11" x 12'1"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces, built-in electric oven, plumbed and drained for an automatic washing machine and dishwasher, one-and-a-half bowl stainless steel sink unit, laminate 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 3.7m (13'11" x 12'3"); with laminate wood effect flooring.

BEDROOM TWO: 2.0m x 3.4m (6'6" x 11'3"); with built-in storage cupboard.

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with electric shower over and vanity screen, part-tiled walls, built-in storage cupboard with combination central heating boiler, half-tiled walls and extractor fan.





OUTSIDE: To the rear of the property is an enclosed low maintenance rear yard with a timber storage shed.

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.

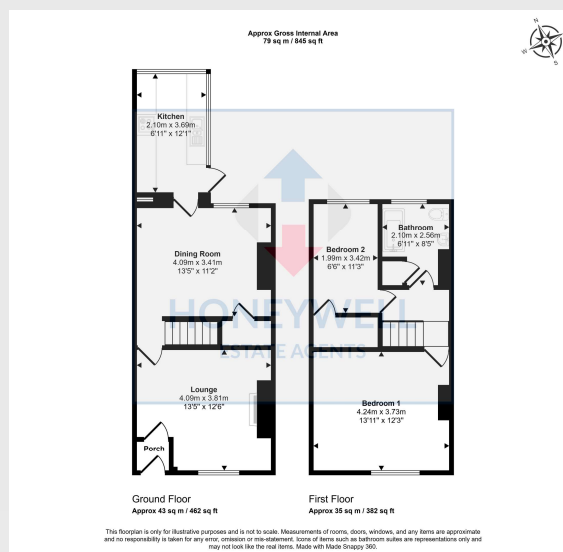
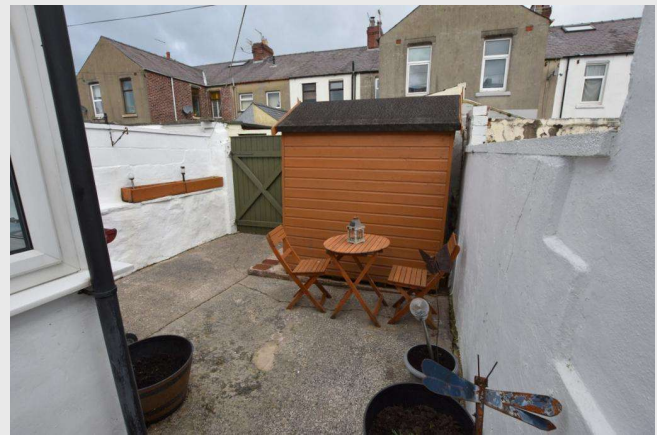
COUNCIL TAX BAND A.

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

VIEWING: By appointment with our office.

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8 Kay Street, Clitheroe, BB7 1BX
MJ/CJ/201124

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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