

7 WESLEYAN ROW  
CLITHEROE  
BB7 2JY

£145,000

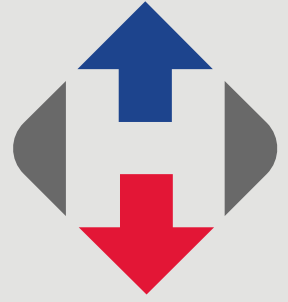


- Charming stonebuilt cottage
- 2 bedrooms, bathroom with shower
- Living room with log burner
- Good-sized dining kitchen
- Excellent rear garden
- Situated close to Clitheroe town centre
- Gas CH & UPVC double glazing
- 62 m2 (663 sq ft) approx.

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**Situated a stone's throw away from Clitheroe centre and its plentiful amenities, this charming cottage offers character accommodation along with a good-sized tiered rear garden.**

**Accommodation comprises a porch, living room with a log burner, dining kitchen, two first floor bedrooms (one double, one single) and a 3-piece bathroom with shower.**



**LOCATION:** From our sales office walk down Parson Lane and straight across the mini roundabout. Wesleyan Row is on the left side.

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

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

**LOUNGE:** 3.6m x 3.9m (11'11" x 12'10"); with Karndean flooring, log burner in a feature surround with a stone tiled hearth and wooden mantel, meter cupboards, television point and telephone point.

**DINING KITCHEN:** 3.7m x 4.3m (12'1" x 14'0"); with a range of fitted base and matching wall storage cupboards with complementary work surface, electric oven point, one-and-a-half bowl sink unit, plumbed and drained for an automatic washing machine, part-tiled walls, staircase to the first floor landing, understairs storage cupboard, Karndean flooring and UPVC external door to the rear of the property.

#### **FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 3.7m x 3.7m (12'1" x 12'2"); with built-in wardrobes to one wall and television point.

**BEDROOM TWO:** 1.8m x 4.0m (5'10" x 13'2").

**BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a P-shaped bath with plumbed shower over and vanity screen, majority tiled walls, built-in storage cupboard with combination central heating boiler, extractor fan and heated stainless steel towel rail.







**OUTSIDE:** To the rear of the property is a good-sized tiered garden with Indian stone paved patio, pebbled borders, separate decked patio and access around to the front of the terrace.

**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.

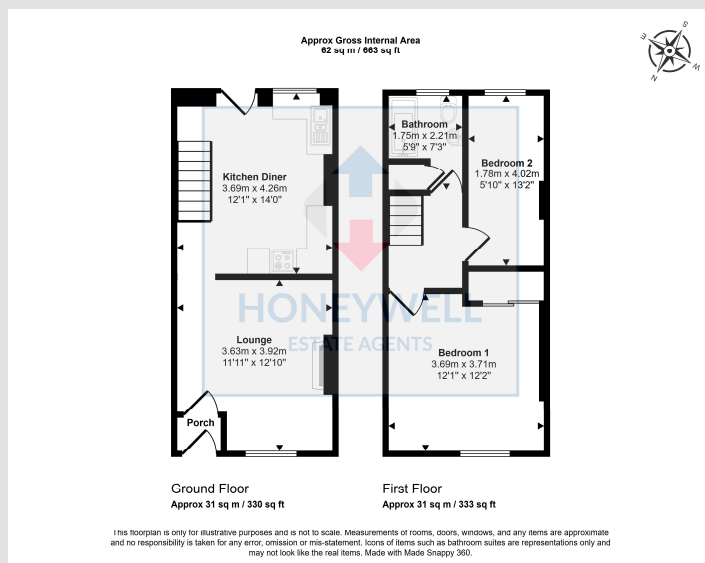
**COUNCIL TAX BAND A.**

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





7 Wesleyan Row, Clitheroe, BB7 2JY  
MJ/CJ/280225

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