

5 GEORGE STREET
CLITHEROE
BB7 1BU

£180,000



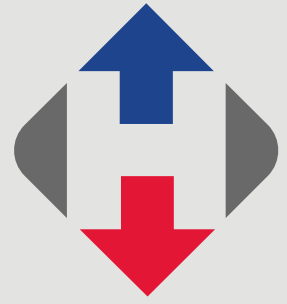
- Stunning stonebuilt mid terrace
- Presented to an excellent standard
- Lounge & dining room
- Fitted kitchen with appliances
- 2 double bedrooms
- Modern 3-piece shower room
- Gas CH & UPVC double glazing
- 84 m2 (904 sq ft) approx.

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Situated on a small street of similar stone terraces, the property benefits from its position opposite Primrose Nature Reserve but also only a 10 minute walk to Clitheroe town centre and its ever growing number of amenities.

This charming home is presented to a stunning standard throughout with a modern 3-piece shower room and kitchen with built-in appliances, along with two great-sized reception rooms and two double bedrooms.

Outside to the rear is an enclosed Indian stone flagged yard with a southerly aspect and a large storage outhouse with power and light.



LOCATION: From our sales office in Clitheroe travel down Parson Lane and proceed straight over the mini roundabout. Continue along and take the next left and then left at the T junction onto Eshton Terrace. Cross the railway line and then turn right at the fourth junction onto Woone Lane. Continue up Woone Lane and take the fifth right onto George Street. Number 5 is on the left hand side.

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

ENTRANCE VESTIBULE: With composite external door, tiled floor and internal door to:

LOUNGE: 4.5m x 3.1m (14'10" x 10'4"); with meter cupboards, television point, telephone point and mid staircase to the first floor landing.

DINING ROOM: 4.6m x 3.8m (15'0" x 12'7"); with laminate wood effect flooring, understairs storage cupboard with power, UPVC patio doors onto the rear yard and feature chimney breast with alcove and mantel.

FITTED KITCHEN: 2.2m x 2.8m (7'4" x 9'1"); with a range of modern fitted base and matching wall storage cupboards and complementary work surfaces, built-in appliances including double electric oven and microwave, slimline dishwasher, housed Baxi combination central heating boiler, single drainer stainless steel sink unit, 4-ring gas hob with a stainless steel extractor over, plumbed and drained for an automatic washing machine, laminate wood effect flooring and low voltage lighting.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.7m x 3.1m (15'4" x 10'3"); with television point.

BEDROOM TWO: 2.2m x 3.9m (7'1" x 12'10"); with large built-in cupboard and attic access point.





SHOWER ROOM: 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, wall of built-in storage cupboards, low voltage lighting, extractor fan and heated stainless steel towel rail.

OUTSIDE: To the rear of the property is an enclosed attractive Indian stone flagged rear yard with a large, attached storage outhouse with power and light.

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

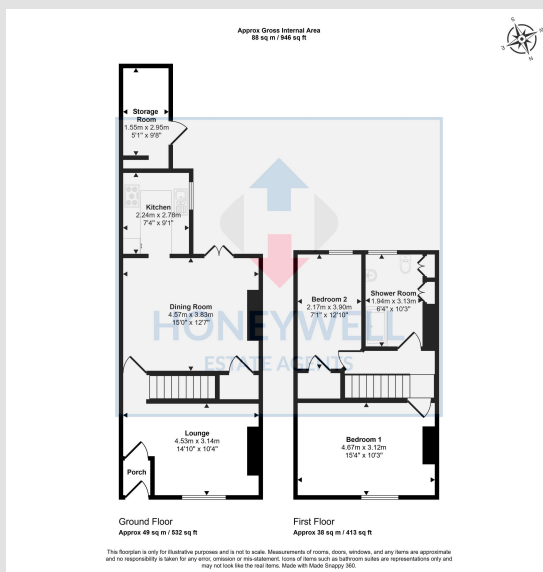
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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.





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