

9 NEWTON STREET
CLITHEROE
BB7 1DD

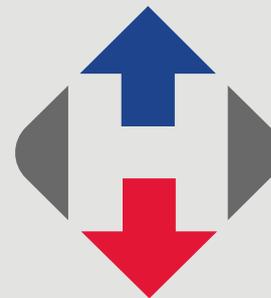
£148,500



- Stonebuilt mid terrace
- 2 separate reception rooms
- 2 bedrooms
- 3-piece bathroom with shower
- Convenient for town centre
- Some cosmetic improvements required
- Gas CH & UPVC double glazing
- 75 m2 (804 sq ft) approx.

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A stonebuilt mid terrace house which is conveniently situated only a few minutes' walk from Holmes Mill and Clitheroe town centre. The house offers accommodation arranged across two floors with an entrance hallway, two separate receptions rooms and a single storey kitchen at the rear. Upstairs there are two bedrooms and a 3-piece bathroom with electric shower over the bath. Outside to the rear in an enclosed yard with brick built outbuilding which has plumbing for a washing machine.



The house does now requires some cosmetic improvement but is a great blank canvas for a first-time buyer. The central heating boiler was installed in September 2024 and there are PVC double glazed windows and doors. Viewing is essential.

LOCATION: Leave Clitheroe centre passing Sainsbury's on the left, at the mini roundabout take the second exit into Whalley Road and turn first right into Greenacre Street. Turn left into Woone Lane, right into Victoria Street and first right into Newton Street.

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

ENTRANCE: Through PVC front door into:

ENTRANCE VESTIBULE: With glazed door to:

HALLWAY: With staircase off to first floor.

SITTING ROOM: 3.1m x 3.4m (10'0" x 11'3"); with meter cupboard and stone fireplace with stone hearth and wall light points.

LOUNGE: 4.1m x 3.7m (13'3" x 12'0"); with understairs storage cupboard and tv point.

KITCHEN: 2.3m x 3.6m (7'7" x 11'11"); with a fitted range of laminate wood effect base cupboards with dark laminate work surface and tiled splashback, stainless steel sink unit with chrome taps, electric cooker with oven, separate grill and 4-ring ceramic hob, PVC bay window, half-glazed door to rear yard and wall-mounted Worcester central heating boiler (installed in 2024).

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.1m x 3.5m (13'3" x 11'4").

BEDROOM TWO: 2.1m x 3.7m (6'10" x 12'2"); with over stairs storage cupboard with hanging rail.

BATHROOM: 3-piece white suite comprising low suite w.c., pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and Triton electric shower over, glass shower screen and part-tiled walls.





OUTSIDE: There is an enclosed yard to the rear with gated access and brick built store with plumbing for a washing machine.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames. The boiler was installed in 2024.

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

COUNCIL TAX BAND B.

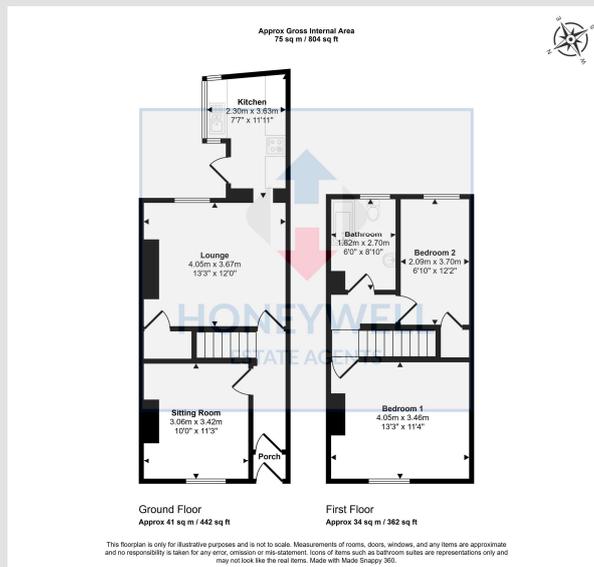
EPC: The energy efficiency rating for this property is D.

TENURE: Freehold.

VIEWING: By appointment with our office.

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