

13 ST JAMES STREET  
CLITHEROE  
BB7 1HH

£149,000

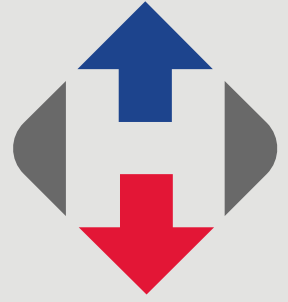


- Stonebuilt mid terrace cottage
- 2 bedrooms
- Spacious living room
- Modern fitted kitchen with appliances
- 3-piece bathroom with plumbed shower
- Large enclosed rear yard with outbuilding
- Gas CH & UPVC double glazing
- 62 m2 (663 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Situated on a small street of similar stonebuilt terrace cottages, this attractive home is well-presented throughout with a modern fitted kitchen and bathroom and would make an ideal first time buy or investment.**

**Accommodation further comprises a good-sized living room and two first floor bedrooms. The house also benefits from a larger than usual enclosed yard with a storage outhouse. The property lies a short walk from the town centre and its amenities.**



**LOCATION:** From our sales office travel down Castle Street, turn right onto Wellgate and right again onto Lowergate. Follow the road straight on and pass the Emporium on the left hand side and then pass straight over the next mini roundabout onto Whalley Road. St James Street is the third turn on the left hand side.

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

**ENTRANCE PORCH:** With UPVC external door.

**LOUNGE:** 4.0m x 3.8m (13'2" x 12'6"); with cosmetic fireplace, gas and electric meter cupboards, 2 wall light points, television point and telephone point.

**FITTED KITCHEN:** 3.9m x 2.5m (12'8" x 8'3"); with a range of modern fitted base and matching wall storage units with complementary work surfaces, built-in electric double oven, 4-ring electric hob with extractor hood over, plumbed and drained for an integrated washing machine, built-in dishwasher, built-in fridge-freezer,

understairs storage cupboard, stainless steel sink unit, part-tiled walls, low voltage lighting and UPVC stable door to the rear of the property.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.1m x 3.9m (13'4" x 12'10").

**BEDROOM TWO:** 2.1m x 3.6m (6'10" x 11'9"); with attic access point.

**BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with plumbed shower over, vanity screen, fully tiled walls and heated stainless steel towel rail.







**OUTSIDE:** To the rear of the property is a good-sized low maintenance yard with flowerbeds to the side and a storage outhouse.

**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.

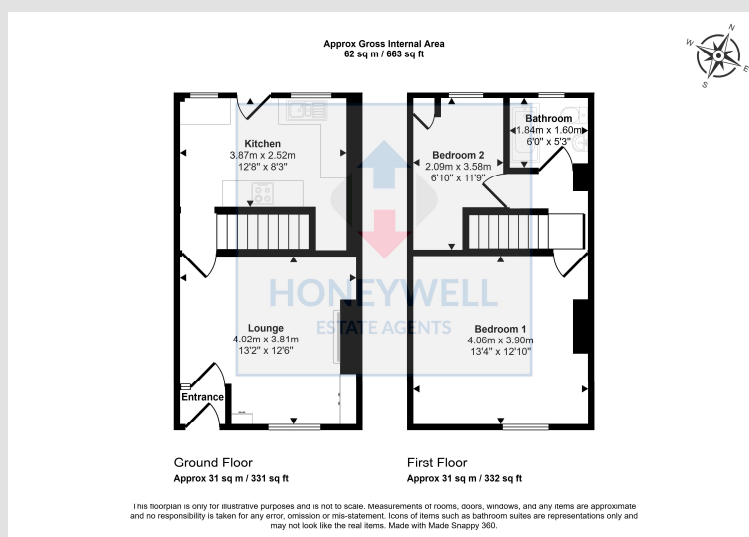
**COUNCIL TAX BAND A.**

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

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





13 St James Street, Clitheroe, BB7 1HH  
MJ/CJ/080425

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