

15 GEORGE STREET
CLITHEROE
BB7 1BU

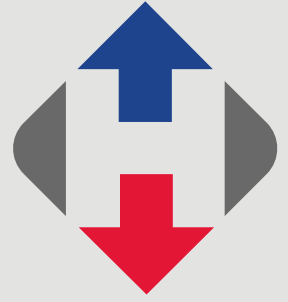
£172,500



- Attractive stonebuilt mid terrace
- 3 bedrooms, bathroom with shower
- 2 spacious reception rooms
- Modern fitted kitchen
- Separate utility
- Short walk to local amenities
- Gas CH & UPVC double glazing
- 83 m2 (893 sq ft) approx.

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Situated on a quiet street of similar stone terrace properties, around a 10 minute walk to the town centre and its many amenities, this attractive home is well maintained throughout. The accommodation comprises an entrance porch, hallway, two good-sized reception rooms with cosmetic fireplaces, modern fitted kitchen, three first floor bedrooms and a bathroom with a 3-piece suite.



Outside to the rear of the property is an enclosed low maintenance yard area which enjoys a southerly aspect and benefits from a good-sized utility room with plumbing for a washing machine.

LOCATION: From our sales office head down Parson Lane, straight over the mini roundabout and onto Bawdlands. Take the next left onto Corporation Street and at the next junction turn left again onto Eshton Terrace. Cross the railway line and then take the fourth right turn onto Woone Lane. Follow the road down and George Street is on the right hand side, opposite the nature reserve.

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

ENTRANCE PORCH: With a UPVC external door, glazed internal door to hallway with understairs storage cupboard.

DINING ROOM: 3.5m x 3.1m (11'6" x 10'0"); with cosmetic fireplace in a feature surround, 2 wall light points, gas and electric meters.

LOUNGE: 4.1m x 4.3m (13'3" x 14'0"); with 2 wall light points, cosmetic fire in a feature surround, television point and telephone point.

KITCHEN: 2.1m x 2.7m (7'0" x 8'9"); with a range of modern fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces, built-in electric oven, 4-ring gas hob with additional grill and a stainless steel extractor hood over (some parts not currently in working order), single drainer stainless steel sink unit, built-in dishwasher, part-tiled walls, built-in fridge, low voltage lighting and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 2.7m x 4.1m (8'8" x 13'5"); with built-in drawers and bedside table, vertical central heating radiator.

BEDROOM TWO: 2.9m x 3.4m (9'7" x 11'1"); with fitted wardrobes to one wall.

BEDROOM THREE: 2.3m x 3.1m (7'6" x 10'3"); with built-in wardrobes.





BATHROOM: 3-piece white suite comprising low level w.c., pedestal wash-hand basin and a corner bath with a plumbed shower over, vanity curtain and rail, heated towel rail, fully tiled walls, built-in storage cupboard and housed Worcester combination central heating boiler.

OUTSIDE: To the rear of the property is a low maintenance enclosed yard with a southerly aspect and a good-sized utility room which is accessed from the rear yard with built-in base and wall level storage cupboards, built-in freezer, plumbed and drained for an automatic washing machine, stainless steel sink unit, tiled floor and glazed door.

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 of the property is D.

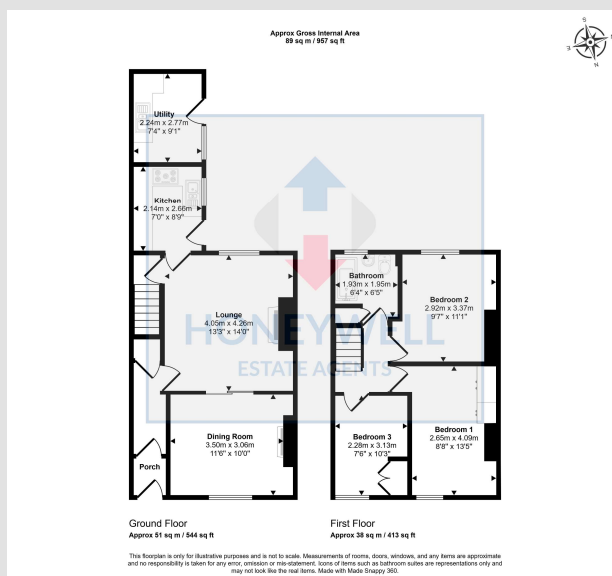
TENURE: Freehold.



VIEWING: By appointment with our office.

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