

13 MITCHELL STREET
CLITHEROE
BB7 1DF

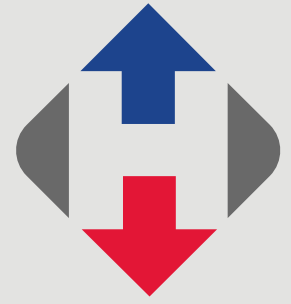
£165,000



- Stonebuilt mid terraced house
- 3 bedrooms including attic room
- Two separate reception rooms
- Gas CH with new boiler
- Modern fitted kitchen
- Convenient for the town centre
- 3-piece bathroom with shower
- 89 m2 (953 sq ft) approx.

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A deceptively spacious stonebuilt mid terraced house situated in this extremely convenient location close to the Castle Grounds and only a short walk from the town centre. The house offers excellent accommodation with kitchen extension to the rear and the attic has also been converted to create an extra bedroom. The house benefits from gas central heating with the boiler being installed in February 2025 plus PVC double glazed windows and doors throughout.



The ground floor has two separate reception rooms both with electric fires, the kitchen has a range of modern units and an integrated oven and hob. On the first floor there are two bedrooms and a 3-piece bathroom with shower over the bath and on the top floor there is an attic conversion providing an extra bedroom with Velux roof light and eaves storage. Outside to the rear there is an enclosed yard with brick built W.C. Viewing is recommended.

LOCATION: From our sales office turn left down the hill along Parson Lane and at the mini roundabout continue straight on over the railway into Bawdlands, Turn first left into Corporation Street and then left at the end. Mitchell Street is first right after crossing the railway.

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

ENTRANCE: through PVC front door into:

LOUNGE: 3.7m x 3.8m (12'0" x 12'6"); with feature electric fire with stone hearth, television point and meter cupboard with staircase off to first floor.

DINING ROOM: 3.2m x 3.5m (10'7" x 11'5"); with electric fire with stone flagged hearth and stone mantle, laminate flooring, BT telephone point, television point, understairs storage cupboard with light.

KITCHEN: 1.5m x 2.8m (5'0" x 9'2"); with a fitted range of wall and base units with complimentary dark laminate work surface and matching upstand, one bowl single drainer sink unit with mixer tap, integrated electric fan oven, stainless steel four ring gas hob with stainless steel extractor over, plumbing for a washing machine, wall-mounted Ideal combination central heating boiler installed in February 2025, half glazed PVC door leading to rear yard.

FIRST FLOOR:

LANDING: with doorway leading to staircase off to second floor.

BEDROOM ONE: 3.8m x 3.0m (12'5" x 9'10"); with understairs storage cupboard.

BEDROOM TWO: 2.0m x 3.5m (6'8" x 11'5"); with a walk-in storage cupboard with hanging rail.





BATHROOM: 1.6m x 2.5m (5'4" x 8'2"); with a 3-piece white suite comprising low suite W.C with concealed cistern and push-button flush, vanity wash handbasin with storage cupboards under, chrome mixer tap, tiled splashback and cabinet over with mirrored door, panelled bath with chrome shower tap fitment and glass shower screen.

SECOND FLOOR:

ATTIC:

BEDROOM THREE: 3.8m x 4.5m (12'4" x 14'8"); with Velux window with fitted blackout blinds, feature exposed beams and storage cupboards built into the eaves.

OUTSIDE: To the rear is an enclosed yard, gated access and brick built outside W.C.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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



COUNCIL TAX BAND A.

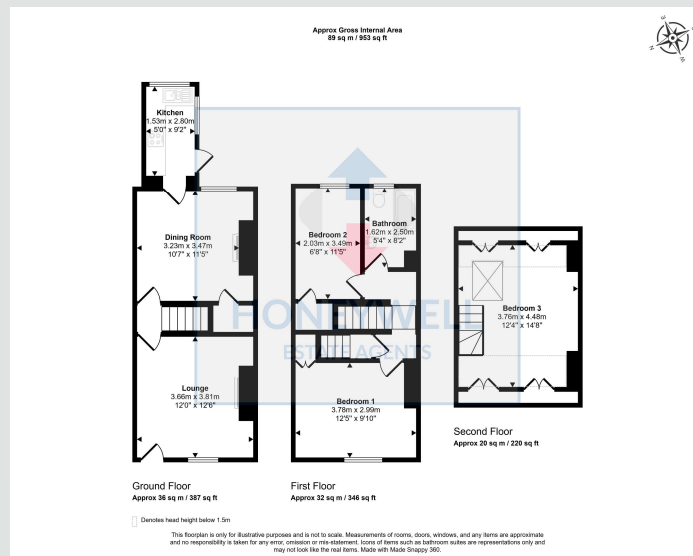
TENURE: Leasehold

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





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