

14 COCKERILL TERRACE
BARROW
CLITHEROE
BB7 9AU

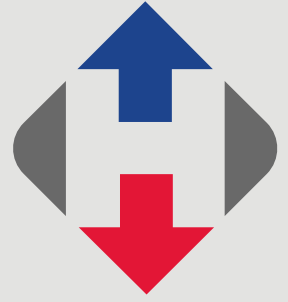
£174,950



- A bright spacious garden fronted terrace
- Living room, dining kitchen
- 2 double bedrooms, shower room
- Gas CH & uPVC DG
- Separate ground floor shower room
- Attractive enclosed yard
- Much sought after Ribble Valley village
- 73 m2 (782 sq ft) approx.

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Situated at the centre of this sought after village located between Whalley and Clitheroe, with easy access to both, and all of their amenities, this stone built, garden fronted mid terrace enjoys fresh bright living accommodation with 2 double bedrooms, a first floor Jack and Jill shower room, separate spacious ground floor shower room along with a good size lounge and dining kitchen with appliances.



Both Clitheroe and Whalley are easily accessible and enjoy a host of amenities and services including a direct train link to Manchester city centre.

LOCATION: From Clitheroe leave on Whalley Road and follow this road straight out of town for a short while. At the next set of traffic lights turn right and head down the hill into the village centre. Pass the primary school and the Bay Horse Public House on the left hand side and Cockerill Terrace is located immediately on the opposite side of the road.

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

ENTRANCE PORCH: with a composite external door, internal door to lounge.

LOUNGE: 3.9m x 3.9m (12'11" x 12'11"); with a living flame gas fire in a feature surround, laminate wood effect flooring, television and telephone points, meter cupboards, mid-staircase to the first floor landing.

DINING KITCHEN: 4.0m x 4.0m (13'3" x 13'0"); with a range of fitted base and matching wall storage cupboards with complimentary working surfaces, a Belling dual oven and grill with a 7-ring

gas hob and hotplate, extractor hood over, one and a half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, space for fridge freezer, understairs storage cupboard.

REAR PORCH: with a part-glazed external door to the rear of the property.

GROUND FLOOR SHOWER ROOM: 1.9m x 3.0m (6'4" x 9'11"); with a three-piece suite in white comprising a low level W.C, pedestal handwash basin, corner shower enclosure with electric shower, fully tiled walls.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 4.0m (13'3" x 13'1").

BEDROOM TWO: 3.6m x 3.0m (11'9" x 9'11"); with built-in storage cupboard housing a combination central heating boiler.





JACK & JILL SHOWER ROOM: with a three-piece suite in white comprising a low level W.C vanity wash handbasin and a corner shower enclosure with plumbed shower, partially tiled walls.

OUTSIDE: To the front of the property is an enclosed garden area with wrought-iron railings. To the rear of the property is an attractive low maintenance rear garden with flowerbeds, the rear yard is not overlooked.

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.

TENURE: Freehold.

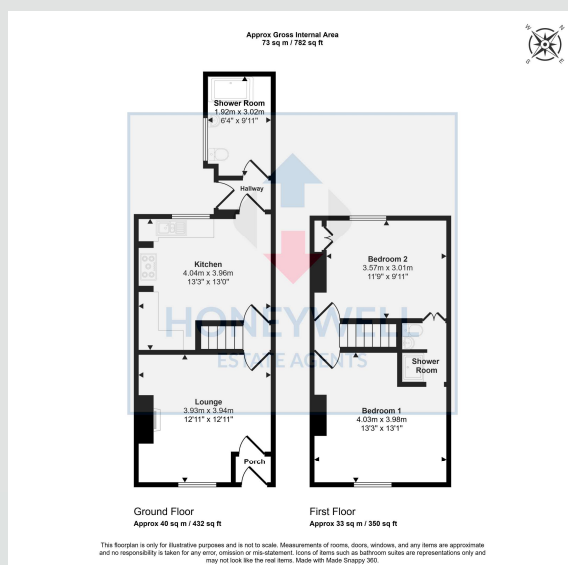
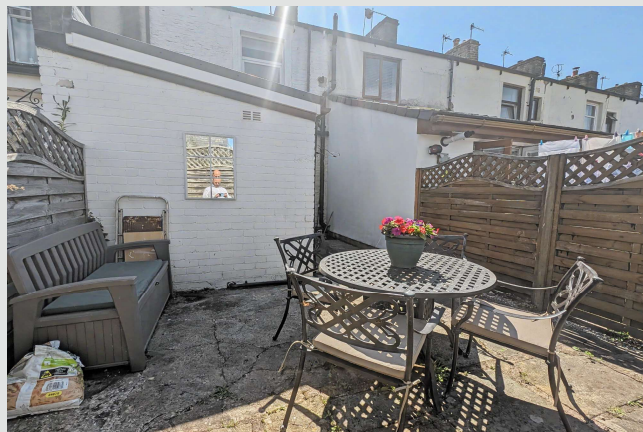
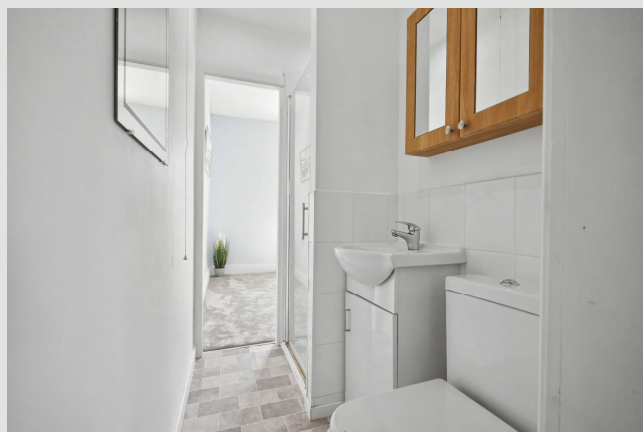
FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

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MJ/CE/170626

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