

28 MONTAGUE STREET
CLITHEROE
BB7 2EB

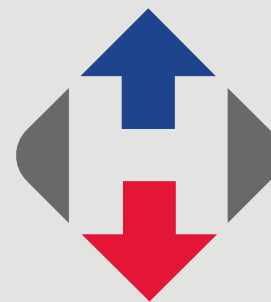
£179,000



- Garden fronted stone terrace
- Two separate reception rooms
- Two bedrooms, 3-piece bathroom
- Gas CH and PVC double glazing
- Attractive shaker style kitchen
- Sought after central location
- Enclosed yard to the rear
- 82 m2 (880 sq ft) approx.

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An attractive garden fronted stone terraced house which has been modernised in recent years with new central heating, a re-wire, kitchen and bathroom. The house offers fantastic accommodation with 2 separate reception rooms plus a kitchen at the rear with cream shaker style units and integrated oven and hob.



Upstairs the front master bedroom is light and airy with 2 south facing windows, the second bedroom has a walk-in store cupboard, and the modern 3-piece bathroom has a shower over the bath. Montague Street is very sought after, looking down the street Clitheroe Castle is in full view and is within easy walking distance of the town centre and the wealth of amenities it has to offer. Viewing is recommended.

LOCATION: From our sales office turn left down the hill along Parson Lane and then continue straight on at the mini roundabout, cross over the railway and turn first right into Castle View and then second left into Montague Street.

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

ENTRANCE: through half-glazed Rock door leading to entrance vestibule with coved cornicing and half-glazed door to hallway.

HALLWAY: feature coved cornicing and plaster arch, staircase off to first floor.

SITTING ROOM: 3.2m x 3.5m (10'5" x 11'6"); with coved cornicing.

LOUNGE: 4.2m x 3.8m (13'11" x 12'6"); with television point, fibre broadband point, fireplace housing Dimplex electric stove sat on stone-flag hearth with oak mantle-shelf over, understairs storage cupboard with light.

KITCHEN: 2.4m x 4.0m (7'9" x 13'0"); with a modern range of cream shaker style units with dark laminate work surface, single drainer sink

unit with mixer tap, integrated electric fan oven with four-ring ceramic hob, glass splashback and stainless steel extractor canopy over, plumbing and space for washing machine and dishwasher, space for fridge freezer, tiled floor, recess spotlighting and half-glazed PVC door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 3.5m (13'11" x 11'7"); with two windows to front elevation.

BEDROOM TWO: 2.2m x 3.9m (7'4" x 12'9"); with walk-in store cupboard with hanging rail.

BATHROOM: 1.9m x 2.8m (6'1" x 9'1"); with a modern three-piece white suite comprising low suite W.C with push-button flush, pedestal wash handbasin with chrome mixer tap and tiled splashback, panelled bath with thermostatic shower over with glass shower screen, tall chrome heated ladder-style towel rail and fitted bathroom cabinet with mirror.





OUTSIDE: There is a forecourt garden to the front, which is Indian stone paved. To the rear is an enclosed yard with gated access and cold water tap.

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.

EPC: Energy efficiency rating for the property is a D.

COUNCIL TAX BAND B.

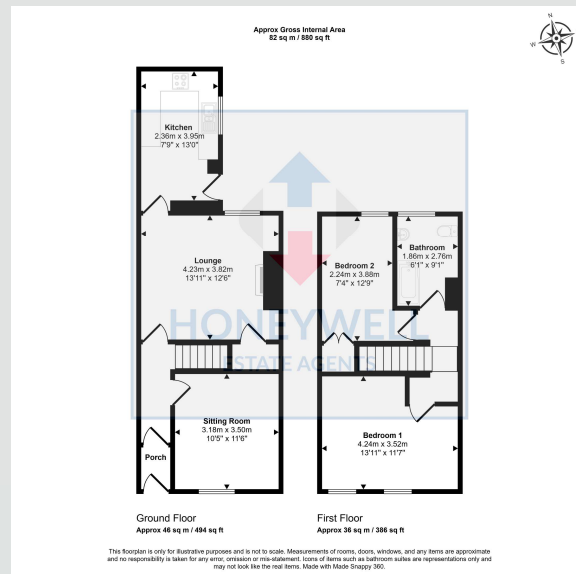
TENURE: Leasehold

VIEWING: By appointment with our office.

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28 Montague Street, Clitheroe, BB7 2EB
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