

11 ST MARYS STREET
CLITHEROE
BB7 2HH

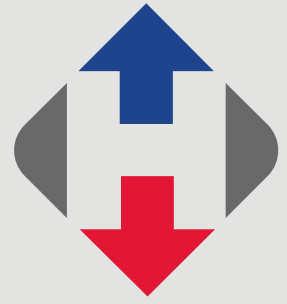
£215,000



- A spacious garden fronted mid terrace
- Three bedrooms, modern bathroom
- Lounge, dining room open to kitchen
- Bright, well-presented accommodation
- Much sought after location
- Convenient for town centre amenities
- Gas CH & UPVC DG
- 96 m2 (1,033 sq ft) approx.

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A large stone built, character mid terrace property situated in Clitheroe town centre, a short walk from all amenities, shops and services.



The property is well maintained with bright airy accommodation comprising a spacious lounge with double doors through to the dining room which in turn opens onto the kitchen. On the first floor are three bedrooms along with a good size bathroom with a three piece suite and a electric shower. To the rear of the property is a well maintained enclosed yard with timber storage shed and a brick outhouse.

LOCATION: From our sales office walk down Castle Street and turn left onto King Street. Follow the road down the hill and bear right onto Railway View Avenue, which becomes Railway View Road before turning right onto St Marys Street. Number 11 is on the left hand side.

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

LOUNGE: 4.5m x 3.8m (14'8" x 12'4"); with a UPVC external door, laminate wood effect flooring, living flame gas fire in feature surround, television and telephone points, low voltage lighting, shelving, double doors through to the dining room.

DINING ROOM: 4.5m x 4.5m (14'9" x 14'10"); with a cosmetic fireplace in a brick surround and cut stone hearth, low voltage lighting, telephone point, staircase to the first floor, open to

KITCHEN: 2m x 4.3m (6'8" x 13'11"); fitted kitchen with a range of matching wall and base units with complementary working surfaces, one

and a half bowl stainless steel sink unit, built in electric oven, 4 ring gas hob with extractor over, built in dishwasher, plumbed and drained for an automatic washing machine, Baxi combination central heating boiler, partially tiled walls, television point, UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: with attic access point.

BEDROOM ONE: 4m x 3.8m (12'10" x 12'6"); with built in wardrobes to one wall, shower enclosure in the cupboard space over the stairs with an electric shower, tiled flooring, partially tiled walls, telephone point.

BEDROOM TWO: 2.2m x 4.3m (7'1" x 14'1"); a dual aspect room, television point.

BEDROOM THREE: 2.3m x 3m (7'8" x 12'6") with built in wardrobes to one wall.

BATHROOM: With a 3-piece suite in white comprising a concealed low level wc, vanity hand wash basin and a panelled bath with electric





shower over and vanity screen, partially tiled walls, heated towel rail, tiled flooring, low voltage lighting, extractor fan.

OUTSIDE: To the rear of the property is an enclosed rear yard, paved for ease of maintenance with a brick-built outhouse. Garden fronted with wrought iron gate and fencing.

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 C.

FLOOD RISK LEVEL: Very Low

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

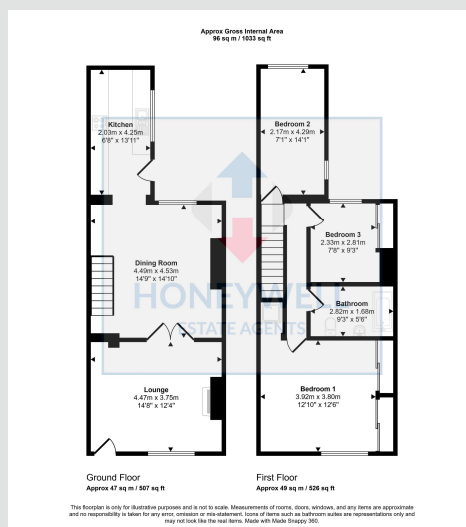


VIEWING: By appointment with our office.

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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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