

17 KAY STREET
CLITHEROE
BB7 1BX

£148,500

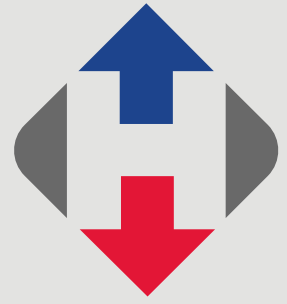


- Stonebuilt mid terraced house
- Two bedrooms
- Two separate reception rooms
- Gas Ch and PVC double glazing
- Kitchen and utility room
- 3-piece bathroom with shower
- Enclosed yard to the rear
- 85 m2 (917 sq ft) approx.

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A stonebuilt mid terraced house which is situated on this extremely popular street just off Woone Lane, close to the nature reserve and only a few minutes' walk from Clitheroe town centre.

The house is ready for some cosmetic improvements but offers great potential for a first-time buyer; there are two reception rooms, two good-sized bedrooms, a kitchen extension with useful utility room plus a 3-piece bathroom with shower over the bath. Other benefits include gas central heating, PVC double glazing and an enclosed yard to the rear. Viewing is essential.



LOCATION: Leave Clitheroe town centre passing Sainsbury's on the left and take the second exit at the mini roundabout into Whalley Road. Turn first right into Greenacre Street and then left into Woone Lane, Kay Street is on the right after around 500 yards.

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

ENTRANCE: through half-glazed, hardwood front door into entrance vestibule with tiled floor and half-glazed door to lounge.

LOUNGE: 4.2m x 3.7m (13'11" x 12'3"); with coved cornicing, television point, telephone point and meter cupboard and staircase off to first floor, half-glazed oak door leading to dining room.

DINING ROOM: 4.3m x 3.4m (14'1" x 11'1"); with coved cornicing, built-in shelving set into alcove, laminate flooring and understairs storage area, half-glazed oak door leading to kitchen.

KITCHEN: 2.2m x 3.0m (7'3" x 9'11"); with a fitted range of light wood-effect laminate wall and base units with complimentary work surface and tiled splashback, one and a half bowl stainless steel

sink unit with mixer taps, integrated Bosch electric oven with four-ring stainless steel gas hob and extractor over, integrated fridge, tiled floor.

UTILITY ROOM: 2.4m x 2.4m (8'0" x 7'9"); with fitted base and wall cupboards with complimentary laminate work surface, plumbing for a washing machine, wall-mounted central heating boiler and PVC door to rear yard.

FIRST FLOOR:

LANDING: with loft access.

BEDROOM ONE: 3.9m x 3.7m (12'10" x 12'3"); with dado rail, fitted wardrobe with storage cupboards over.

BEDROOM TWO: 2.4m x 3.4m (7'10" x 11'1"); with coved cornicing, dado rail and over-stairs storage area with shelving and hanging rail.

BATHROOM: 1.8m x 2.3m (5'9 1/2" x 7'5"); with a 3-piece Roca white suite, comprising a low suite W.C with pushbutton flush, pedestal wash handbasin with chrome mixer taps, panelled bath with chrome mixer tap and Grohe thermostatic shower over, part-tiled walls and tiled floor.





OUTSIDE: There is an enclosed yard to the rear with gated access.

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

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

COUNCIL TAX BAND B.

TENURE: Leasehold, the remainder of a 999-year lease.

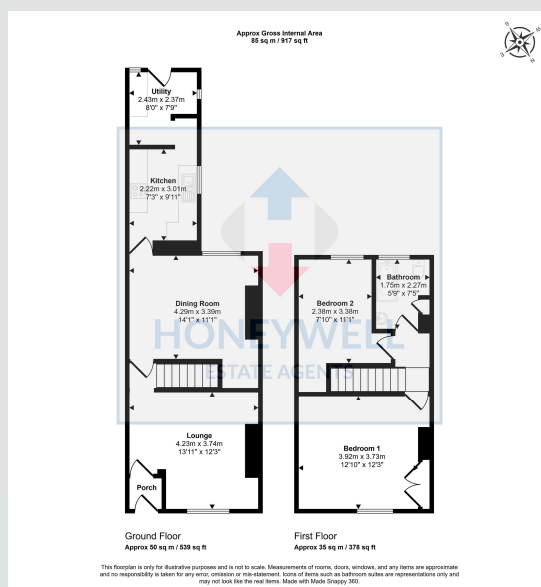
FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

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17 Kay Street, Clitheroe, BB7 1BX
CD/CE/250826

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