

curtis law

ESTATE AGENTS



Mitchell Street, Clitheroe

*** FANTASTIC FIRST TIME BUY OPPORTUNITY - TWO BEDROOM HOME ***

A stunning stone built mid-terraced home situated within the charming and idyllic market town of Clitheroe. The perfect home for a first time buyer or rental investment, this property offers an abundance of living space with two reception rooms, a gorgeous kitchen, two good sized bedrooms and a three piece bathroom suite. This home truly ticks all the boxes and shouldn't be missed!

This property benefits from being situated within a 10 minutes' walk of Clitheroe town Centre where there are an abundance of shops, cafes, supermarkets, markets and well regarded schools. For commuters, there are strong network links with Clitheroe Train Station providing easy access to the surrounding towns and cities.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Mid- Terraced Home
- Ideal First Time Buy
- Close Proximity To The Town Centre
- Two Bedrooms
- On Street Parking
- Council Tax Band B
- Modern Fitted Kitchen
- Two Reception Rooms
- Leasehold

Offers over £150,000

Ground Floor

Entrance Vestibule

3'6" x 3'4" (1.09m x 1.04m)

Hardwood entrance door to vestibule, picture rail, hardwood single glazed door to reception room one, carpeted flooring.

Reception Room One

12'9" x 12'5" (3.89m x 3.81m)

UPVC double glazed window, ceiling light fitting, central heating radiator, meter cupboard, picture rail, inset fireplace point, television point with wall mounted bracket, door to inner hall, carpeted flooring.

Inner Hall

3'2" x 2'9" (0.99m x 0.84m)

Picture rail, door to reception room one and two, stairs to first floor, carpeted flooring.

Reception Room Two

12'5" x 11'10" (3.81m x 3.61m)

UPVC double glazed door to rear yard with part tiled elevation, ceiling light fitting, central heating radiator, picture rail, fireplace point with exposed brick, open access to kitchen, door to storage cupboard, wood effect flooring.

Kitchen

13'6" x 5'8" (4.14m x 1.73m)

Two uPVC double glazed windows, a range of white wall and base units with granite effect worktops, part tiled splash backs, integrated electric oven with four ring electric hob and extractor hood, inset stainless steel sink and drainer with mixer tap, space for fridge/ freezer, plumbing for washing machine, ceiling light fitting, central heating radiator, tiled effect vinyl flooring.

First Floor

Landing

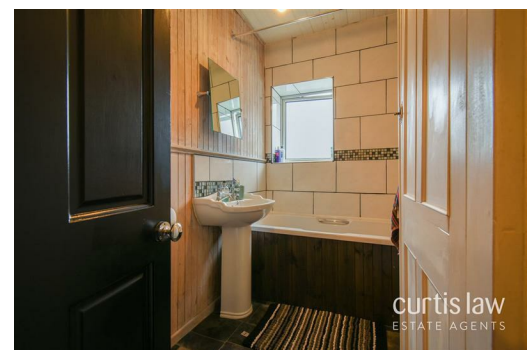
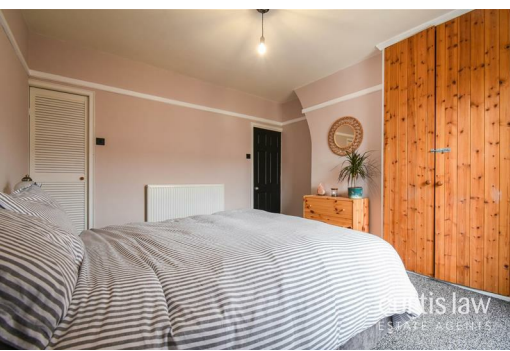
6'2" x 5'6" (1.88m x 1.70m)

Ceiling light fitting, smoke alarm, loft access via hatch, doors to two bedrooms and a three piece bathroom suite, carpeted flooring.

Bedroom One

12'11" x 12'5" (3.94m x 3.81m)

UPVC double glazed window, ceiling light fitting, central heating radiator, picture rail, double doors to built-in wardrobes, door to storage cupboard, carpeted flooring.



Bedroom Two

11'8" x 6'5" (3.58m x 1.96m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bathroom

8'5" x 5'6" (2.57m x 1.70m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level close coupled WC, full pedestal wash basin, wood panel bath with direct feed shower, part tiled elevations, ceiling light fitting, central heating radiator, door to airing cupboard which houses combi boiler, tile effect vinyl flooring.

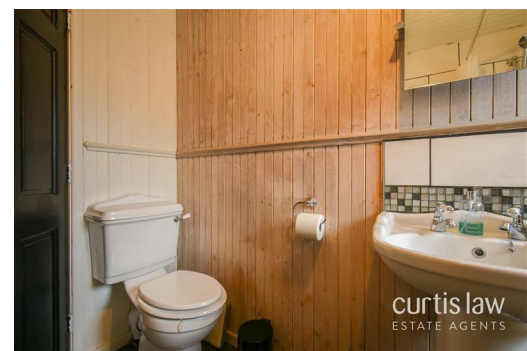
External

Front

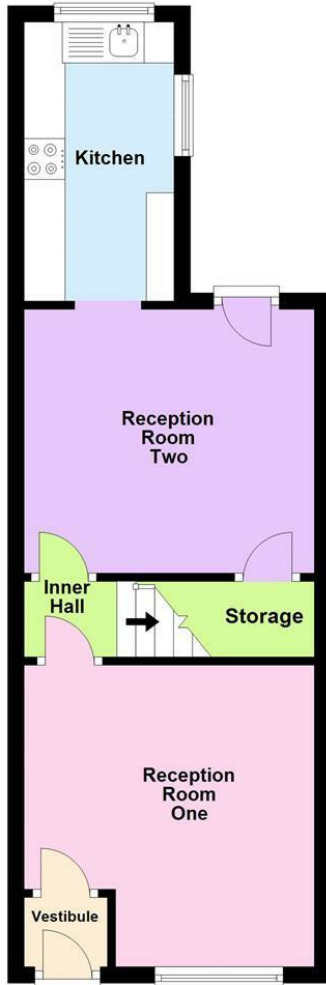
On street parking.

Rear

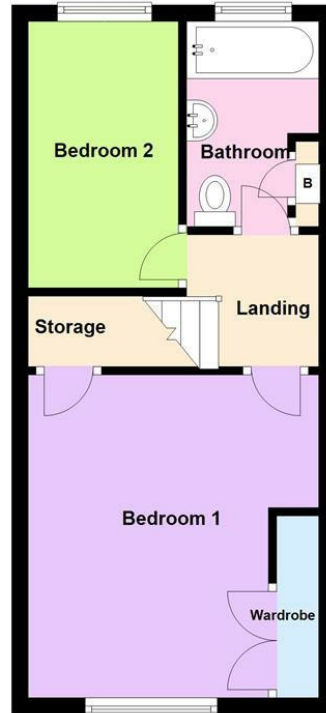
Enclosed yard, gated access to alleyway.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC