



## 5 Walker Street, Clitheroe

£134,950 Freehold

**\*\* TUCKED AWAY STONEBUILT TWO BEDROOM TERRACE WITH SUPERB POTENTIAL AND NO ONWARD CHAIN \*\*** Positioned within excellent walking distance to the town centre and amenities this property offers comfortable living spaces with 2 reception rooms, kitchen extension, a private rear yard and with gas central heating and double glazing. An ideal first time buy or investment opportunity.

Council Tax band: B

Tenure: Freehold



Nestled in a charming tucked-away position on Walker Street with excellent walking distance to the bustling town centre, this 2-bedroom stone-built mid-terrace house presents an enticing opportunity for investors or first-time buyers. The property boasts a cosy lounge with multi fuel stove and fireplace open to a dining room, a good size kitchen extension and a 3-piece bathroom. The property is warmed by gas central heating, and PVC double glazing. The accommodation further comprises 2 ample bedrooms on the first floor. The property offers comfortable living spaces that can be further enhanced with some modernisation. The property is offered with no onward chain, providing a seamless transition for the prospective buyer, whether you are seeking a property with the potential to refurbish and add value or looking for a cosy first home within reach of all amenities. Externally there is a private enclosed rear yard with gate access and outhouse storage.

- Stonebuilt Mid Terrace House
- Tucked Away Position Close To Town Centre
- 2 Ample Bedrooms, 3-pce Bahtroom
- Lounge Open To Dining Room
- Fitted Kitchen; Gas CH & PVC DG
- No Onward Chain; Enclosed Private Rear Yard
- Potential To Enhance & Modernise Further
- Ideal For Investors or First Time Buyers





**Entrance Vestibule**

Composite front external door, tiled flooring.

**Lounge**

Feature stone fireplace and hearth with multi fuel stove, carpet flooring, panelled radiator, cupboard housing meter box, uPVC double glazed window.

**Dining Room**

Carpet flooring, panelled radiator, uPVC double glazed window, staircase leading to first floor, understairs storage area.

**Kitchen**

Wood style fitted kitchen with wall, base and drawer units, space for washing machine, stainless steel sink drainer unit with mixer tap, part tiled walls, panelled radiator, space for oven, space for fridge freezer, velux window, uPVC double glazed windows, uPVC double glazed external rear door to yard.

**Landing**

Carpet flooring, loft access.

**Bedroom One**

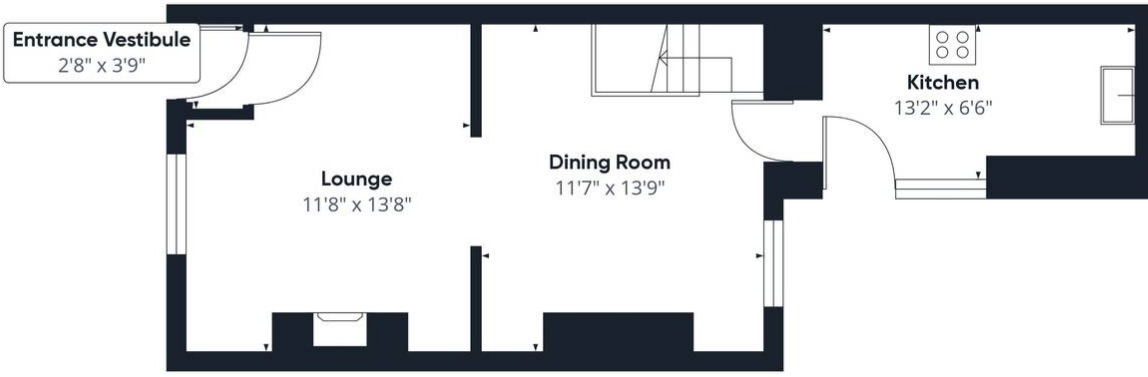
Carpet flooring, panelled radiator, uPVC double glazed window.

**Bedroom Two**

Carpet flooring, panelled radiator, wall mounted gas central heating boiler, uPVC double glazed window, built in cupboard.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
702.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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