

## 25 Corporation Street, Clitheroe

£155,000 Freehold

Well appointed 2 bedroom terraced property with flexible attic room and no onward chain. Conveniently located with excellent walking distance to the town centre with private rear yard, lounge and rear breakfast kitchen. Ideal for first time buyers and investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





This attractive stonebuilt mid-terraced house presents a wonderful opportunity for first-time buyers and investors alike. Boasting well appointed internal space over three floors which is situated in a convenient and popular location with an array of local amenities and Clitheroe Castle only a stones throw away. The property features two double bedrooms and a modern 3-pce bathroom, a flexible attic room, a bright front lounge and rear breakfast kitchen. Conveniently located within walking distance to the town centre, this residence offers both comfort and practicality. The absence of an onward chain adds further appeal to this appealing property.

Externally, the property enjoys a well-maintained private enclosed rear stone paved patio yard. It is complemented by a separate store, boundary wall, fencing, and gate access, ensuring both privacy and security. Additionally, residents can benefit from off-road parking options, as the property provides access to Corporation Street carpark to the rear. This well-rounded property presents a highly desirable prospect in the market with any buyer looking for a hassle free purchase.

- Attractive Stonebuilt Mid Terrace
- Well Appointed Accommodation
- 2 Double Bedrooms & Flexible Useful Attic Room
- Excellent Rear Patio & Rear Parking Via Car Park
- B/fast Kitchen & Bright Front Lounge
- Modern 3-pce Bathroom
- Convenient Location - Walking Distance To Town
- No Onward Chain; Ideal For First Time Buyers/Investors



**Entrance Vestibule**

uPVC glazed front door, wood effect vinyl flooring, internal wood glazed door.

**Lounge**

Feature fireplace insert with stone hearth and wood beam over housing cast iron multi-fuel stove, built in cupboard in alcove area also housing meter boxes, uPVC double glazed window, panelled radiator, television point.

**Breakfast Kitchen**

Attractive kitchen with a range of fitted wall and base units with complementary laminate working surfaces, part tiled walls, integrated electric oven with 4-ring gas hob and extractor filter canopy over, single sink and drainer unit with mixer tap, plumbing for washing machine, breakfast bar, wall mounted combination gas central heating boiler and storage area, spotlighting, wood effect vinyl flooring, panelled radiator, understairs storage cupboard, spindle staircase to first floor, uPVC double glazed window, PVC external door to outside.

**Landing**

Coved cornicing, staircase leading to attic room.

**Bedroom One**

Double room with carpet, panelled radiator, uPVC double glazed window.

**Bedroom Two**

Double room with laminate flooring, built in cupboard, panelled radiator, uPVC double glazed window.

**Bathroom**

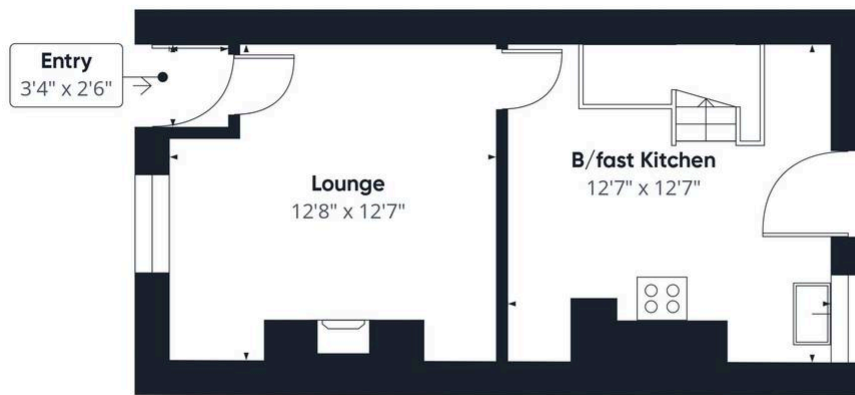
Attractive modern 3-piece white suite comprising panelled shower bath with mixer tap with thermostatic rain shower over and additional thermostatic shower, glazed screen, low level w.c., modern vanity basin with mixer tap and surface surround with grey high gloss built in cupboard under, ladder style radiator, part tiled walls, tiled flooring, extractor fan.

**Attic Room**

Excellent useful room with carpet flooring, velux window, ceiling beam, storage cupboard into the eaves, lovely view over towards Clitheroe Castle.







Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

723 ft<sup>2</sup>

Reduced headroom

66 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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