



22 Primrose Street, Clitheroe

£79,975 Leasehold

* 100% AVAILABLE FOR £159,950*TWO BEDROOM TERRACED HOME IN CLITHEROE WITH NO ONWARD CHAIN* Offering the options to purchase either 50% or 100% ownership, this property presents an ideal opportunity to get onto the property ladder for first time buyers or for those downsizing.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Having been well maintained by the current owner for the last 27 years, this homely terraced property presents an ideal opportunity to move in without delay or renovation. The property is presented in a good condition and features generous living space in the form of two separate living spaces and sizable kitchen that offers plentiful cupboard space, storage and space for appliances while still having space for a small dining table. Head upstairs, the bedrooms are well presented with good proportions. The master bedroom is a really impressive double while bedroom two supports a single bed and fitted storage. Most recently renovated is the fresh shower suite complete 7 years ago.

Located on a quiet street off Woone Lane, the property is within walking distance to Clitheroe Town Centre yet still offers easy access out of Clitheroe and to the A59 for those commuting. On street parking is available and a low maintenance rear yard offers space to sit and enjoy

- 50% Ownership with monthly rent of £161.19 and Service Charge of £15.55
- Available to purchase 100% for £159,950
- Two Separate Reception Rooms Offering Versatile Living
- Large Kitchen to the Rear with Plentiful Storage and Space for Appliances
- Two Generous Bedrooms
- New Shower Room
- No Onward Chain
- Council Tax Band A
- Not on a Water Meter
- Walking Distance to Clitheroe Town Centre



Vestibule

Laminate flooring

Lounge

Laminate flooring, feature fireplace with gas fire, panel radiator, upvc double glazed window

Dining Room

Laminate flooring, under stairs storage, panel radiator, upvc double glazed window

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral oven and induction hob, plumbed for washing machine, space for fridge freezer and tumble dryer, combi boiler, vinyl flooring, panel radiator, two upvc double glazed windows and door

Landing

Carpet flooring, loft access

Bedroom 1

Carpet flooring, feature fireplace, panel radiator, upvc double glazed windows

Bedroom 2

Carpet flooring, storage cupboard, panel radiator, upvc double glazed window

Shower Room

Three piece suite with shower enclosure, Wc and vanity unit housing sink, heated towel rail, vinyl flooring, upvc double glazed frosted window





Approximate total area⁽¹⁾
706 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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