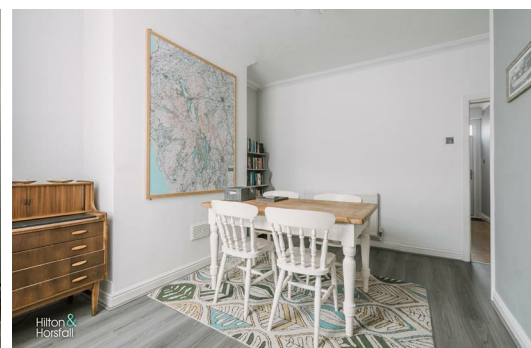
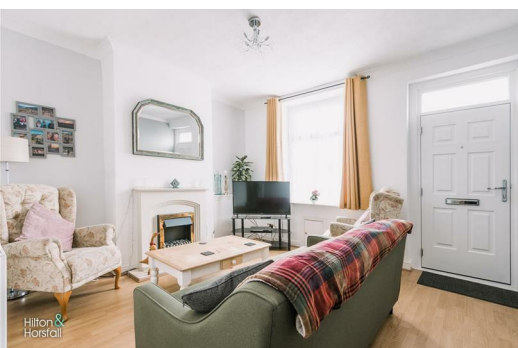




Brownlow Street, Clitheroe Lancashire BB7 1HQ

Offers In The Region Of £134,950

This two bedroomed mid terraced dwelling is located in the ever so popular town of Clitheroe, within walking distance to the town centres local amenities. The M65 motorway is a short drive away which gives easy access to Burnley, Preston, Manchester and beyond. The pretty villages of Barrow and Whalley are conveniently located near by offering many bars, restaurants and boutiques. A perfect home for a first time buyer. A great opportunity to acquire this home on a sought after street. Briefly comprising of: a comfortable sized living room, spacious dining room with an open balustrade staircase leading to the first floor / landing and a fitted kitchen with access out to the rear yard. To the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the rear elevation is an enclosed paved yard. The house benefits from uPVC double glazing and gas fired central heating throughout. One not to be missed. Early viewing is advised to avoid disappointment. Leasehold. Council Tax Band 'A'.



MAIN DESCRIPTION

This two bedroomed mid terraced dwelling is located in the ever so popular town of Clitheroe, within walking distance to the town centres local amenities. The M65 motorway is a short drive away which gives easy access to Burnley, Preston, Manchester and beyond. The pretty villages of Barrow and Whalley are conveniently located near by offering many bars, restaurants and boutiques. A perfect home for a first time buyer. A great opportunity to acquire this home on a sought after street. Briefly comprising of: a comfortable sized living room, spacious dining room with an open balustrade staircase leading to the first floor / landing and a fitted kitchen with access out to the rear yard. To the first floor you will find two well proportioned bedrooms and a three piece bathroom suite. Externally to the rear elevation is an enclosed paved yard. The house benefits from uPVC double glazing and gas fired central heating throughout. One not to be missed. Early viewing is advised to avoid disappointment. Leasehold. Council Tax Band 'A'.

GROUND FLOOR

With a composite front door leading through to:

LIVING ROOM

12'0" x 12'11" (3.673m x 3.956m)

A comfortable sized room with wood effect flooring, coving, 1x radiator, television point, electric fire set within a feature fireplace and a uPVC double glazed window to the front elevation.

DINING ROOM

12'9" x 13'0" (3.897m x 3.968m)

A spacious room which ideal for hosting. With ample space for a dining table / chairs, wood effect flooring, coving, open balustrade staircase leading to the first floor / landing, under stairs storage cupboard, 1x radiator and a uPVC double glazed window to the rear elevation. With access through to:

KITCHEN

8'7" x 3'8" (2.632m x 1.132m)

Having fitted wall and base units, contrasting work surfaces over, space for a free standing fridge / freezer, wood effect flooring, tiled splash backs, plumbing for a washing machine, inset sink with a chrome mixer tap, Beko oven, 4-ring gas hob, air extraction hood, ceiling beams, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear yard.

FIRST FLOOR / LANDING

With steps leading up to the bathroom and access to the loft hatch.

BEDROOM ONE

12'0" x 11'6" (3.663m x 3.525m)

A room of double proportions with ample space for a wardrobe / drawers, coving, 1x radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO

12'11" x 6'10" (3.962m x 2.101m)

A well proportioned room with 1x radiator, inbuilt storage housing the combination boiler and a uPVC double glazed window to the rear elevation.

BATHROOM

A 3-piece suite comprising of a push button w.c, pedestal sink, panelled bath with overhead shower, glass shower screen, recessed spot lights, 1x chrome towel radiator and a uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the rear elevation is an enclosed yard. Perfect for sitting out in the warmer months.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

