

22 TURNER STREET  
CLITHEROE  
BB7 1EN

£138,950

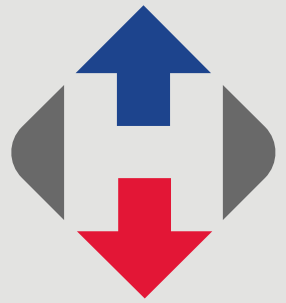


- Stonebuilt mid terrace house
- 3 bedrooms
- Spacious lounge with fireplace
- Dining kitchen and rear lean-to
- 3-piece shower room
- Convenient for the town centre
- Gas CH & PVC double glazing
- 84 m2 (909 sq ft) approx.

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**A well-presented stonebuilt mid terrace house situated in this extremely convenient location which is within easy walking distance of Clitheroe town centre and all its amenities.**

**This spacious house has a lounge with fireplace and corner staircase and to the rear is a large dining kitchen and PVC lean-to which is currently used as a utility space. Upstairs there are three bedrooms with the two front bedrooms overlooking the lawned gardens of Ribblesdale High School. There is a 3-piece shower room with double shower enclosure. Outside to the rear is an Indian stone paved yard with timber store and gated access. Viewing is recommended.**



**LOCATION:** From our sales office continue along Castle Street and turn right at the library into Wellgate and then right again into Lowergate. At the mini roundabout keep left passing Sainsbury's on the left and at the next roundabout take the second exit into Whalley Road and then first left into Turner Street. The house can be found up the hill on the right hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE VESTIBULE:** With PVC front door with feature stained glass panel and glazed door to the lounge.

**LOUNGE:** 4.8m x 4.3m (15'9" x 14'0"); with coved cornicing, television point, meter cupboards, feature fireplace housing electric fire with attractive hearth and surround and corner staircase off to first floor.

**DINING KITCHEN:** 4.0m x 4.8m (13'2" x 15'10"); with a range of cream fitted base and matching wall units with complementary work surface and tiled splashback, stainless steel single drainer sink unit, gas cooker, large under-stairs storage cupboard, space for a dining table and chairs and door to lean-to.

**LEAN-TO:** 2.1m x 1.5m (6'9" x 4'11"); with a UPVC construction with glass roof, door opening to rear yard and plumbing for a washing machine.

**FIRST FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE:** 3.0m x 3.1m opening to 4.8m (9'10" x 10'3" opening to 15'9"); with coved cornicing, built-in wardrobes with storage cupboards over, 1 wardrobe houses the combination central heating boiler.

**BEDROOM TWO:** 3.7m x 2.4m (12'0" x 7'10"); with television point and outlooks across the gardens of Ribblesdale High School.







**BEDROOM THREE:** 4.3m x 2.3m (14'1" x 7'5"); with over-stairs storage cupboard, coved corning, television point and outlooks across the gardens of Ribblesdale High School.

**SHOWER ROOM:** With a white 3-piece suite comprising a low suite w.c., pedestal wash handbasin with chrome taps and double shower enclosure with fitted Mira electric shower, part-tiled walls and extractor fan.

**OUTSIDE:** To the rear of the property is an enclosed yard which is Indian stone paved, has gated access and a timber storage shed.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

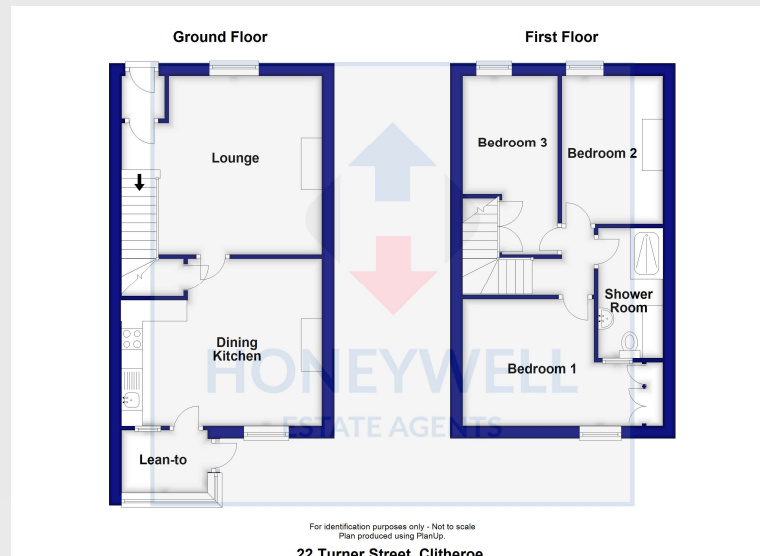
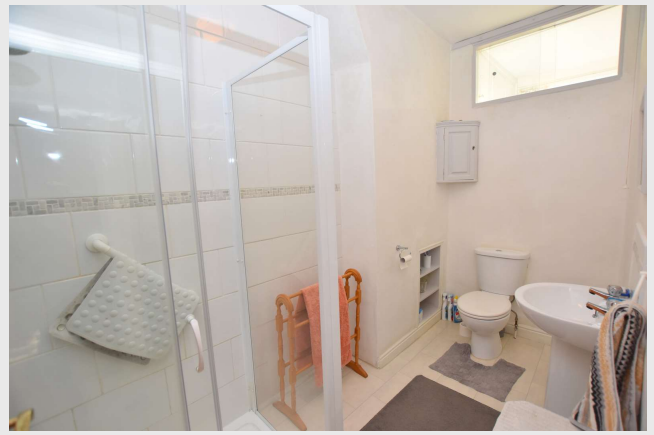
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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CD/CJ/051121

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