

43 MITCHELL STREET
CLITHEROE
BB7 1DF

£139,950

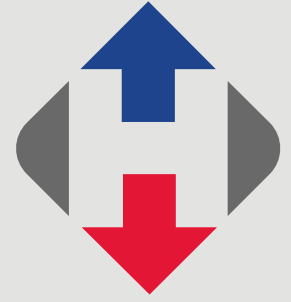


- Stonebuilt mid terrace property
- Lounge & dining kitchen
- 2 good-sized bedrooms
- 3-piece bathroom with shower
- Situated close to the town centre
- Excellent first time buy or investment
- Gas CH & UPVC double glazing
- 64 m2 (691 sq ft) approx.

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Situated a minutes' walk away from Clitheroe Castle grounds and a pleasant stroll from the town centre and its ever growing number of amenities, this stone terrace property would make an excellent first time buy or investment.

Accommodation comprises a cosy lounge, fitted dining kitchen, two good-sized bedrooms, converted attic accessed via a drop down ladder and a 3-piece bathroom with shower. The property also benefits from a low maintenance, enclosed rear yard.



LOCATION: From our town centre sales office travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow the road along before turning next left onto Corporation Street and then left at the next T-junction onto Eshton Terrace. Cross the railway line before turning first right onto Mitchell Street. Number 43 is on the left hand side.

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

ENTRANCE PORCH: With UPVC external door, tiled flooring and single glazed internal door to:

LOUNGE: 3.7m x 4.7m (12'0" x 15'7"); with television point, electric meter cupboard and staircase to the first floor landing.

DINING KITCHEN: 3.8m x 3.5m (12'4" x 11'7"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring gas hob with a stainless steel extractor hood over, built-in dishwasher, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, housed combination central

heating boiler, laminate wood effect flooring, part-tiled walls and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With built-in storage cupboard and attic access point with drop-down ladder.

BEDROOM ONE: 3.8m x 3.8m (12'6" x 12'7"); with television and telephone points.

BEDROOM TWO: 2.3m x 3.6m (7'7" x 11'9"); with built-in storage cupboard and laminate wood effect flooring.

BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with shower mixer taps, vanity curtain and rail, fully tiled walls, heated stainless steel towel rail and tiled floor.





OUTSIDE: To the rear of the property is a fully enclosed low maintenance rear yard with a timber storage shed with power and light.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

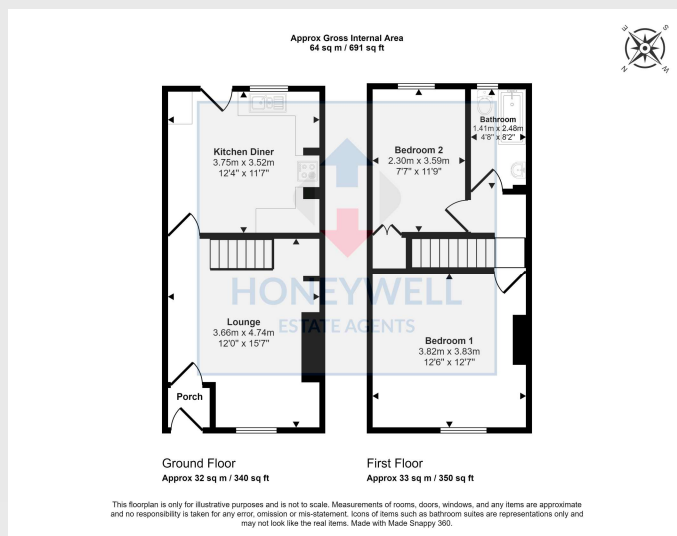
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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.





43 Mitchell Street, Clitheroe, BB7 1DF
MJ/CJ/260324

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