

30 SALTHILL ROAD
CLITHEROE
BB7 1NU

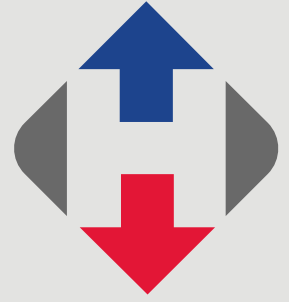
£139,950



- Spacious stone terrace
- Lounge, dining room & kitchen
- 2 double bedrooms, bathroom
- Convenient location
- Garden fronted, large rear yard
- Now requires full modernisation
- Gas CH & UPVC double glazing
- 87 m2 (932 sq ft) approx.

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Situated on the east side of Clitheroe, a short walk from the town centre and its amenities, this spacious garden fronted terrace property now requires full modernisation but offers bags of potential for someone looking to put their own stamp on a character terrace home.



Accommodation comprises an entrance porch, hallway, lounge, dining room, good-sized galley kitchen, two double bedrooms and a house bathroom.

LOCATION: From our sales office proceed down Castle Street and onto York Street. At the roundabout take the third exit and then take the next left turn onto Salthill Road. Follow the road up for a short while. Number 30 is on the right hand side.

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

ENTRANCE PORCH: With external door with glazed leadlight window over, meter cupboard and glazed internal door to:

HALLWAY: With feature ceiling arch, staircase to the first floor landing.

LOUNGE: 3.1m x 3.6m (10'3" x 11'11"); with cosmetic fireplace.

DINING ROOM: 4.3m x 3.9m (14'1" x 12'10"); with understairs storage cupboard.

KITCHEN: 2.4m x 4.8m (7'11" x 15'9"); with fitted base and wall level storage cupboards with complementary work surfaces, plumbed and drained for an automatic washing machine, electric cooker point, single drainer sink unit, shelving and single glazed external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.7m (14'2" x 12'3").

BEDROOM TWO: 2.3m x 3.9m (7'7" x 12'9"); with built-in storage cupboard.

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and built-in storage cupboard housing Worcester central heating boiler.





OUTSIDE: To the front of the property is a good-sized walled garden area. To the rear of the property is an enclosed low maintenance rear yard with 2 storage outhouses.

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

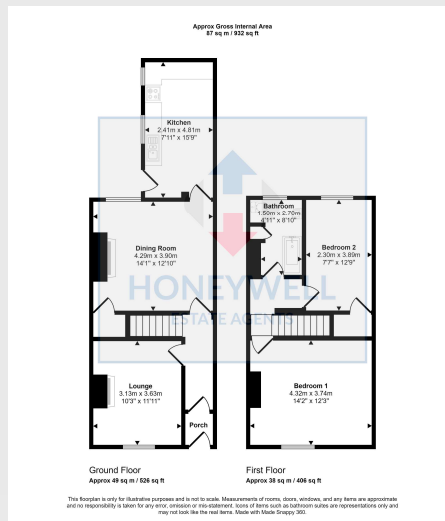
SERVICES: Mains water, electricity, gas and drainage are connected.

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.





30 Salthill Road, Clitheroe, BB7 1NU
MJ/CJ/200924

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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