

6 ST PAULS TERRACE
CLITHEROE
BB7 2LZ

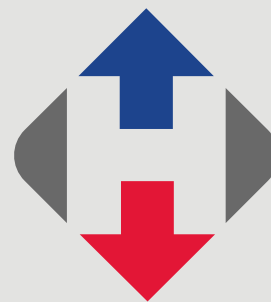
£189,950



- Garden fronted red brick terrace
- 2 double bedrooms & attic room
- Modern 3-piece bathroom & shower
- Spacious lounge & dining room
- Fitted kitchen
- Small quiet cul-de-sac
- Gas CH & UPVC double glazing
- 101 m2 (1,086 sq ft) approx.

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Situated in Low Moor on a quiet cul-de-sac, on a small row of only four red brick terrace houses, this attractive home offers two good-sized double bedrooms along with a converted attic room and a modern 3-piece bathroom with a shower. On the ground floor, the property offers an entrance vestibule, two spacious reception rooms, each with a wood burner, and a fitted kitchen.



To the rear of the property is an enclosed yard with two storage outhouses.

LOCATION: From our sales office, travel down Parson Lane and over the mini roundabout onto Bawdlands. Follow this road straight, passing Edisford Primary School on the left and the Spar supermarket on the right. Immediately after the Spar turn right onto St Pauls Street. Follow the road straight for a short while and St Pauls Terrace is on the left hand side.

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

ENTRANCE PORCH: With a glazed external door, original tiled floor and internal door to:

LOUNGE: 4.0m x 3.5m (13'3" x 11'7"); with a contemporary multi-fuel burner set in the chimney breast with a stone hearth and wooden lintel, television point, telephone point, 2 wall light points and mid staircase to the first floor landing.

DINING ROOM: 4.0m x 4.6m (13'2" x 15'1"); with a feature brick built chimney breast with ornate wood burner set on a tiled hearth, laminate wood effect flooring, original built-in storage cupboard, understairs storage cupboard and 2 wall light points.

KITCHEN: 2.2m x 3.6m (7'3" x 11'11"); with a range of fitted base and matching wall storage cupboards with complementary work surface, single drainer stainless steel sink unit, electric cooker, plumbed and drained for an automatic washing machine and dishwasher, wall-mounted central heating boiler, laminate wood effect flooring, part-tiled walls and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 3.9m x 3.2m (12'9" x 10'7"); with built-in storage cupboard and one wall light.

BEDROOM TWO: 4.0m x 2.5m (13'1" x 8'3").

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with electric shower over, built-in storage cupboard.

SECOND FLOOR:

ATTIC ROOM: 3.3m x 5.7m (10'11" x 18'7"); with double glazed Velux windows and 2 built-in storage cupboards.





OUTSIDE: To the front of the property is a garden front with bark chippings. To the rear of the property is an enclosed stone flagged yard with flowerbed and 2 storage outbuildings.

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.

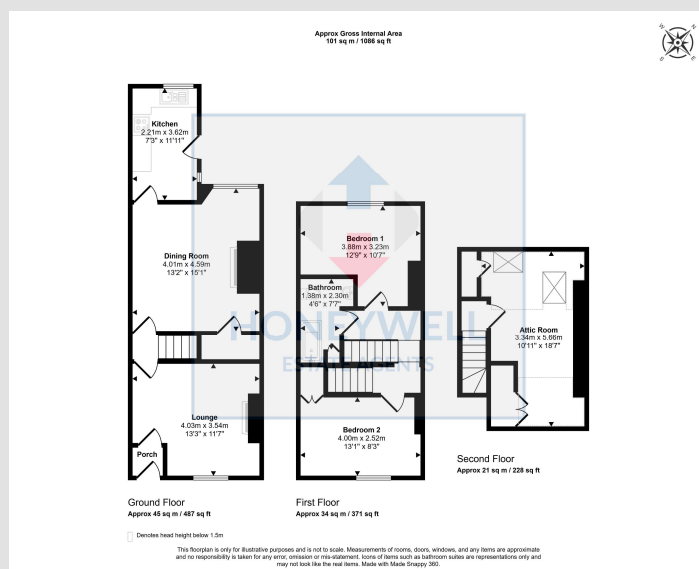
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is D.

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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MJ/CJ/260325

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