

63 SALTHILL ROAD  
CLITHEROE  
BB7 1PE

£180,000



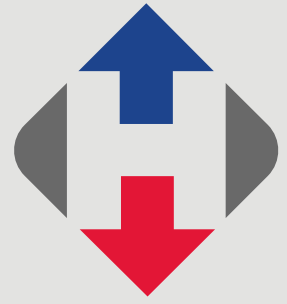
- Garden fronted stone terrace
- 2 separate reception rooms
- 2 bedrooms
- Kitchen with integrated appliances
- 3-piece bathroom with shower
- Good-sized rear yard
- Convenient for the town centre
- 86 m2 (927 sq ft) approx.

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**A garden fronted stonebuilt mid terrace house situated in this convenient location within walking distance of Clitheroe town centre and Pendle Primary School.**

**The house has generous accommodation with two separate reception rooms and kitchen to the rear which has a range of integrated appliances. Upstairs there are two bedrooms and a 3-piece bathroom with P-shaped shower bath and matching glass screen.**

**Outside there is a forecourt garden to the front and at the rear there is a good-sized enclosed yard. Viewing is recommended.**



**LOCATION:** From our office continue along Castle Street passing the library and carry straight on into York Street. At the roundabout take the third exit and after the car park on the left turn left into Salthill Road.

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

**ENTRANCE VESTIBULE:** With hardwood front door and half-glazed door to:

**HALLWAY:** With coved cornicing, picture rail, feature plaster arch and staircase off to first floor.

**SITTING ROOM:** 3.2m x 3.7m (10'5" x 12'2"); with coved cornicing, picture rail and feature fireplace with attractive hearth and surround.

**LOUNGE:** 4.3m x 3.9m (13'11" x 12'11"); with television point, feature fireplace with cast iron inset and attractive surround, storage cupboard built into alcove and understairs storage cupboard.

**KITCHEN:** 2.2m x 4.6m (7'3" x 15'1"); with a range of cream wall and base units with complementary wood effect laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring electric hob with curved glass and stainless steel extractor canopy over, integrated fridge, freezer and dishwasher, wall-mounted combination central heating boiler, breakfast bar, plumbing for a washing machine, tiled floor, recessed spotlighting and half-glazed PVC door to rear yard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.4m x 3.7m (14'4" x 12'3").

**BEDROOM TWO:** 2.5m x 4.0m (8'4" x 13'2"); with over stairs storage cupboard.

**BATHROOM:** 3-piece white suite comprising a low suite w.c. with push button flush, pedestal handwash basin with chrome tap, P-shaped shower bath with matching curved glass shower screen and shower tap fitment, part-tiled walls.







**OUTSIDE:** To the front of the property is a forecourt front garden. To the rear there is a good-sized enclosed yard with gated access and boundary wall.

**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.

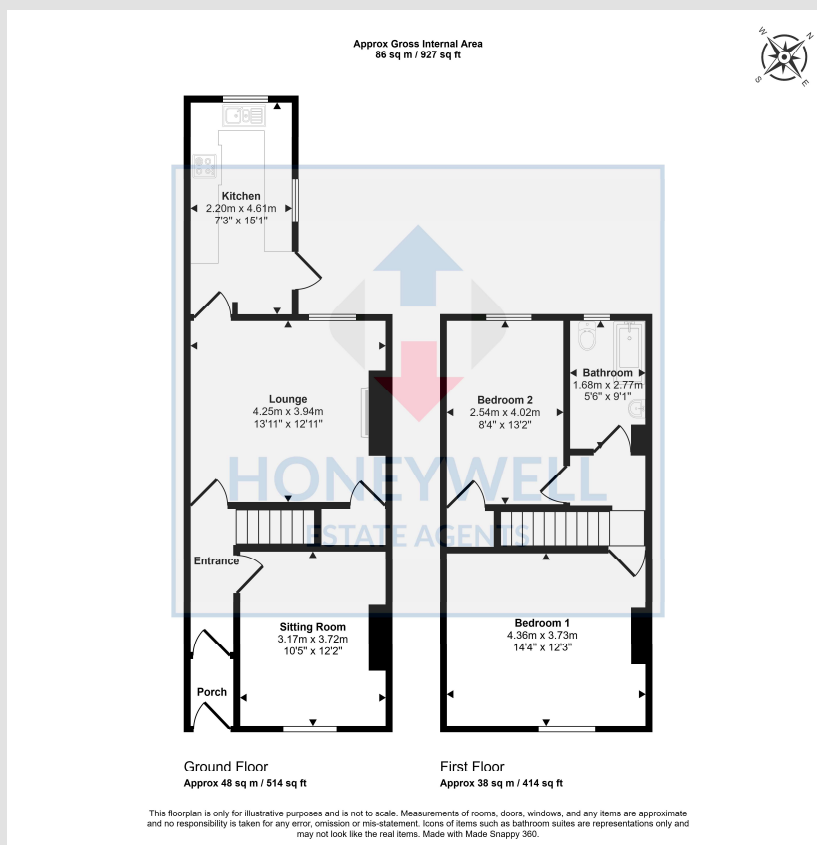
**COUNCIL TAX BAND A.**

**TENURE:** Freehold.

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

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63 Salthill Road, Clitheroe, BB7 1PE  
CD/CJ/160425

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