

2 GEORGE STREET
CLITHEROE
BB7 1BU

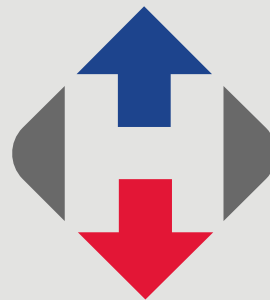
£189,950



- End mews style house
- Driveway to side
- Lovely rear gardens
- 3 bedrooms, 3-piece bathroom
- Outlooks across Primrose Nature Reserve
- Lounge & dining kitchen
- Single garage to rear
- 77 m2 (830 sq ft) approx.

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A spacious end mews house situated in this popular location with lovely outlooks across Primrose Nature Reserve and within walking distance of Clitheroe town centre. This light and airy house offers excellent accommodation with a spacious lounge at the front and open-plan dining kitchen at the rear with French doors leading to the garden. Upstairs there are three bedrooms, two have outlooks across the nature reserve, plus there is a 3-piece bathroom with shower over the bath.



The house offers the unusual benefit of a driveway providing private parking and a lovely enclosed rear garden with small single garage. The property was re-roofed in December 2023 and benefits from gas central heating. Viewing is essential to appreciate this house.

LOCATION: Leave Clitheroe centre passing Sainsbury's on the left-hand side and take the second turning at the mini roundabout into Whalley Road. Turn first right into Greenacre Street and then turn left into Woone Lane. After approximately ¼ mile, George Street can be found on the right.

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

ENTRANCE VESTIBULE: Through PVC front door, coat hooks, meter cupboard, laminate flooring and door to:

LOUNGE: 4.7m x 4.1m (15'3" x 13'7"); with windows to front and side elevation, feature fireplace housing 'Living Flame' gas fire with marble hearth and inset, television point, wall light points and staircase off to first floor with understairs storage cupboard.

OPEN-PLAN DINING KITCHEN: 5.5m x 2.6m (18'2" x 8'7"); with a fitted range of laminate wood effect wall and base units with complementary laminate work surface and tiled splashback, one

bowl stainless steel sink unit with mixer tap, double electric oven, 4-ring stainless steel gas hob with extractor over, plumbing for a washing machine, space for fridge-freezer, tiled floor, wall-mounted combination central heating boiler concealed inside wall cupboard, dining area with tiled floor, window to side elevation with outlooks across the nature reserve and glazed PVC French doors opening to rear garden.

FIRST FLOOR:

LANDING: With storage cupboard with shelving.

BEDROOM ONE: 3.0m x 3.2m (9'9" x 10'6"); with windows to side and rear with outlooks across the garden and towards the nature reserve, loft access.

BEDROOM TWO: 3.0m x 2.9m (10'0" x 9'7"); with windows to side and front with outlooks across the nature reserve.

BEDROOM THREE: 2.5m x 2.0m (8'0" x 6'5"); with built-in storage cupboards.





BATHROOM: 3-piece white suite comprising a low suite w.c., pedestal wash-hand basin with chrome tap, panelled bath with chrome tap and thermostatic shower over, fully tiled walls.

OUTSIDE: To the side of the property is a private driveway providing parking for one car. To the rear there is an attractive enclosed rear garden which is gravelled for easy maintenance with raised flowerbeds. There is a small SINGLE DETACHED GARAGE measuring 5.5m x 2.2m (17'11" x 7'1") with power, light and wooden opening doors.

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

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

COUNCIL TAX BAND B.

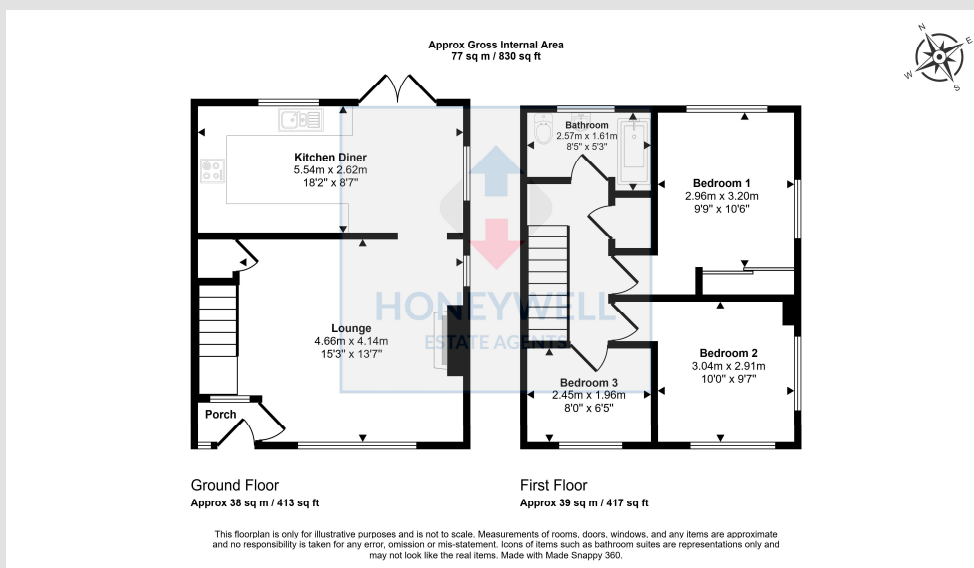
EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.



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