

21 ST MARYS STREET
CLITHEROE
BB7 2HH

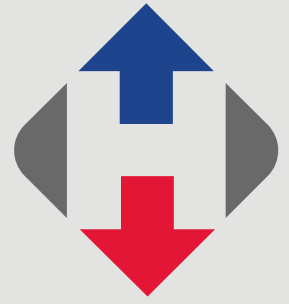
£169,950



- Garden fronted stone terrace
- 2 reception rooms, kitchen
- 2 double bedrooms
- 3-piece bathroom with shower
- Much sought after location close to town
- In need of some modernisation
- Gas CH & UPVC double glazing
- 87 m2 (938 sq ft) approx.

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Situated in the centre of town, a stone's throw from the ever growing number of amenities, this attractive garden fronted terrace property would now benefit from some updating but provides a superb opportunity for someone looking to purchase in one of the town's popular locations.



Accommodation comprises an entrance porch, hallway, living room, dining room, fitted kitchen, two first floor bedrooms and a house bathroom with shower. The property benefits from an enclosed yard to the rear with storage outbuilding.

LOCATION: From our sales office in Clitheroe, walk down Castle Street and turn left onto King Street. Walk down the hill and take the first right onto Railway View Avenue. Follow this road down and St Marys Street is the third street on the right. Number 21 is on the left side of the street.

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

ENTRANCE PORCH: With composite external door, tiled flooring, meter cupboards and internal door to:

HALLWAY: With laminate wood effect flooring, staircase to the first floor landing and built-in storage cupboard.

LOUNGE: 2.7m x 3.4m (8'10" x 11'2"); with built-in shelving.

DINING ROOM: 4.2m x 4.0m (13'11" x 13'3"); with cosmetic fireplace, television point, telephone point and understairs storage cupboard.

FITTED KITCHEN: 2.1m x 4.4m (6'10" x 14'4"); with a range of fitted base and matching wall storage cupboards and display cabinet with complementary work surface, built-in dishwasher, built-in fridge-freezer, breakfast bar, built-in washing machine, built-in double oven with grill, 4-ring electric hob with a stainless steel extractor hood over, part-tiled walls and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 3.4m (13'11" x 11'3"); with built-in wardrobes to 2 walls, overhead storage cupboards, built-in chest of drawers, low voltage lighting and television point.

BEDROOM TWO: 2.4m x 4.1m (7'9" x 13'5"); with built-in storage cupboard.

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with plumbed shower over and vanity screen, built-in storage cupboard housing combination central heating boiler, extractor fan and part-tiled walls.





OUTSIDE: To the front of the property is a low maintenance garden with Indian stone paved patio. To the rear is an enclosed yard area with storage outbuilding and water point.

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

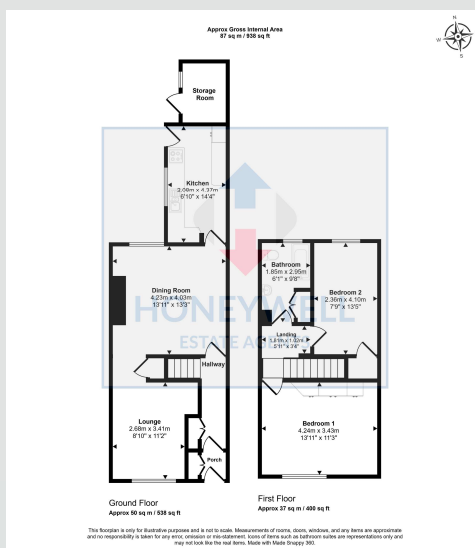
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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21 St Marys Street, Clitheroe, BB7 2HH
MJ/CJ/170925

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