

14 FRANKLIN STREET
CLITHEROE
BB7 1DQ

£130,000

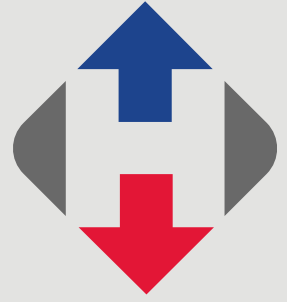
No Chain



- Stonebuilt mid terrace property
- Living room & dining kitchen
- 2 good-sized bedrooms
- 3-piece bathroom with shower
- Situated close to Clitheroe town centre
- Ideal first time buy or investment
- Gas CH & UPVC double glazing
- 67 m2 (722 sq ft) approx.

honeywell.co.uk

Situated a stone's throw from Clitheroe Castle grounds and a short walk from the town centre and its amenities, this traditional stonebuilt mid terrace offers spacious and bright accommodation. The property would make an ideal first time buy or investment opportunity.



Accommodation comprises an entrance porch, living room, excellent-sized dining kitchen, two bedrooms and a 3-piece bathroom with a shower. To the rear of the property is a larger than usual enclosed rear yard.

LOCATION: From our sales office proceed down Parson Lane, cross straight over the mini roundabout onto Bawdlands and follow the road down. Turn next left onto Corporation Street and left at the next junction onto Eshton Terrace. Just before the railway crossing turn right onto Franklin Street. Number 14 is on the right hand side.

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

ENTRANCE VESTIBULE: With composite external door and internal door to:

LOUNGE: 4.2m x 3.4m (13'10" x 11'3"); with electric fire in a feature surround, television point and open staircase to the first floor.

DINING KITCHEN: 4.3m x 3.5m (14'0" x 11'4"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring electric ceramic hob with extractor hood over, plumbed and drained for an automatic washing machine,

single drainer stainless steel sink unit, part-tiled walls, housed combination central heating boiler, understairs storage cupboard, composite external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.4m (14'0" x 11'2").

BEDROOM TWO: 2.1m x 4.3m (6'11" x 14'3"); with attic access point.

BATHROOM: 3-piece suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with electric shower over, vanity curtain and rail, part-tiled walls, built-in storage cupboard and extractor fan.





OUTSIDE: To the rear of the property is an excellent-sized low maintenance enclosed yard area.

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.

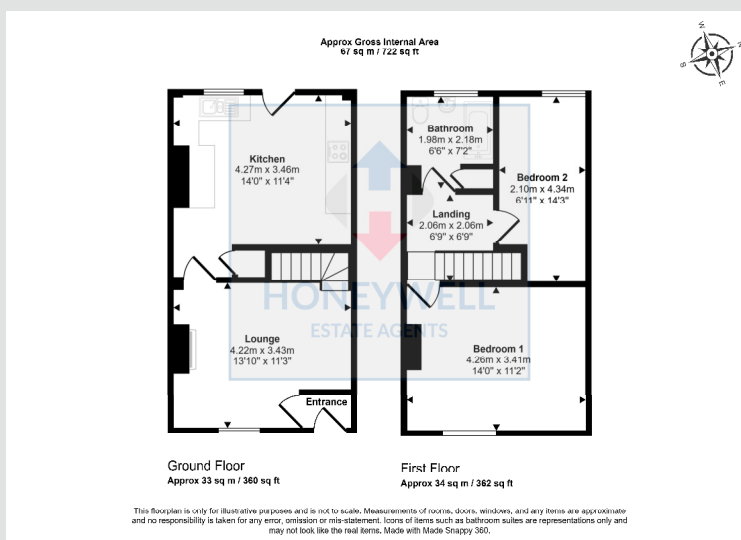
COUNCIL TAX BAND A.

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.





14 Franklin Street, Clitheroe, BB7 1DQ
MJ/CJ/291025

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

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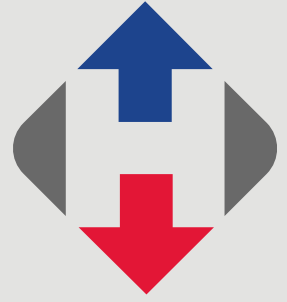
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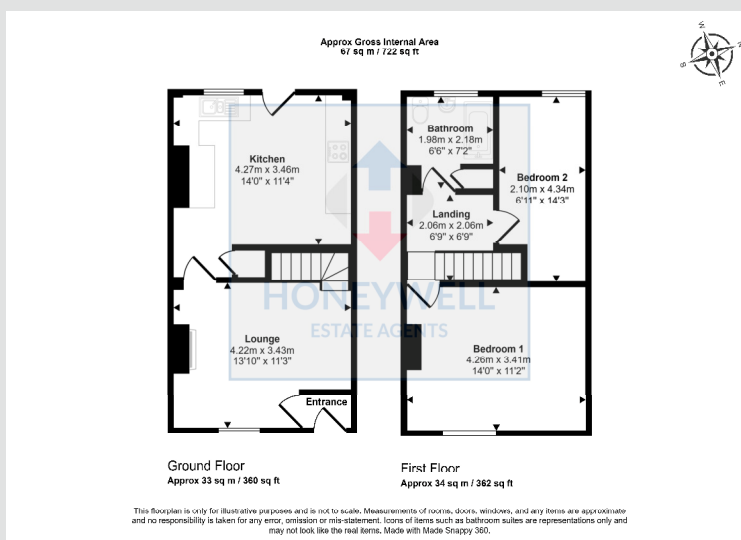
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