

17 BROOK STREET
CLITHEROE
BB7 1NR

£90,000

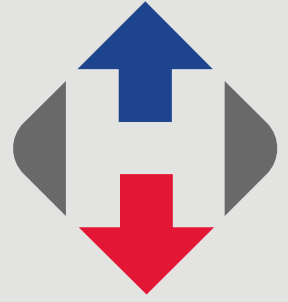


- Stonebuilt mid terrace
- In need of some modernisation
- 2 bedrooms, bathroom
- Living room, dining kitchen & utility
- Situated close to the town centre
- Ideal first time buy or investment
- Gas CH & UPVC double glazing
- 62 m2 (663 sq ft) approx.

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Situated a stone's throw from Clitheroe town centre and its amenities, this stonebuilt mid terrace property now requires some modernisation but offers great potential and would make an ideal first time buy or investment.

The property comprises a living room, good-sized dining kitchen, useful utility room, two bedrooms and a 3-piece bathroom.



LOCATION: From our sales office travel down Castle Street, continue straight onto York Street and at the end of the road turn right at the roundabout. Follow the road around to the right hand side and take the second exit onto Brook Street. Number 17 is on the left hand side.

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

LOUNGE: 3.9m x 3.6m (12'9" x 11'10"); with a UPVC external door, gas and electric meter cupboards, connection for a gas fire and mid-staircase to the first floor.

DINING KITCHEN: 3.9m x 3.3m (12'8" x 10'11"); with a range of base and wall level storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, electric cooker point, tiled flooring and part-tiled walls.

UTILITY ROOM: 1.8m x 3.5m (5'9" x 11'6"); with tiled flooring, base level storage cupboards and work surfaces, plumbed for an automatic washing machine, wall-mounted combination central

heating boiler and external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.9m x 3.6m (12'9" x 11'10").

BEDROOM TWO: 1.6m x 3.4m (5'2" x 11'2").

BATHROOM: 3-piece suite comprising a low level w.c., pedestal handwash basin and a panelled bath with electric shower over, part-tiled walls.





OUTSIDE: To the rear of the property is an enclosed concrete yard area.

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

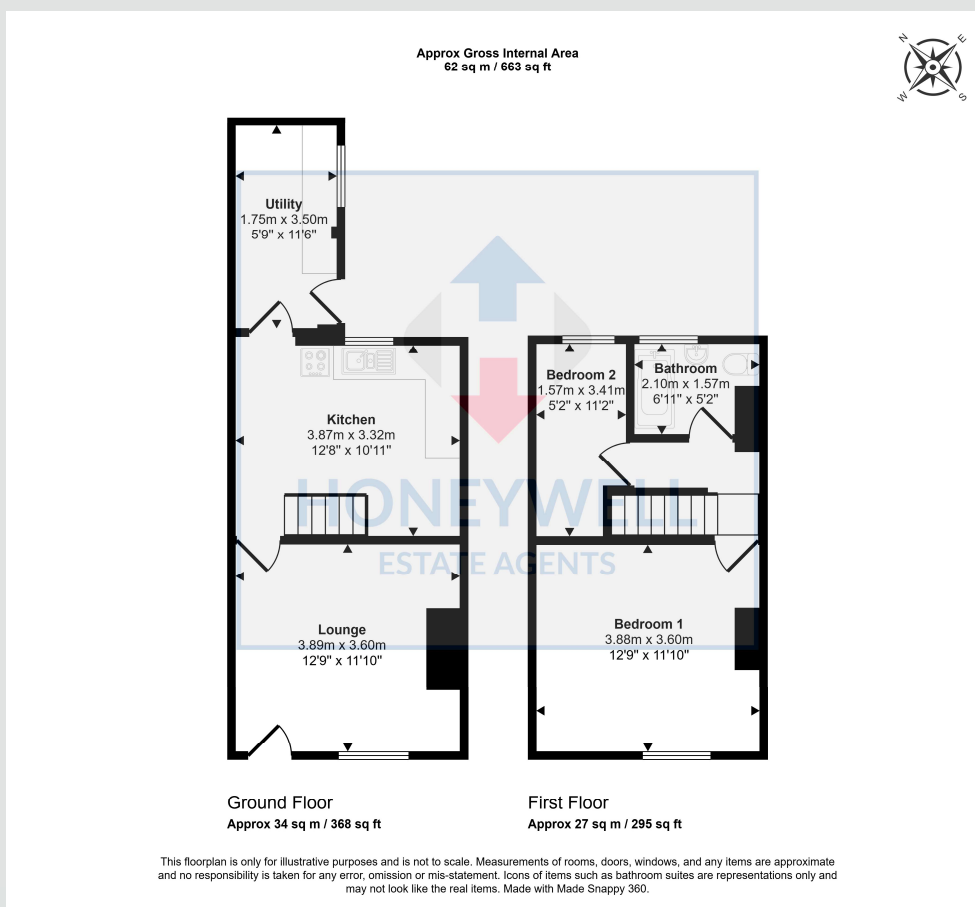
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

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.





17 Brook Street, Clitheroe, BB7 1NR
MJ/CJ/111125

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