

24 CHATBURN ROAD
CLITHEROE
BB7 2AP

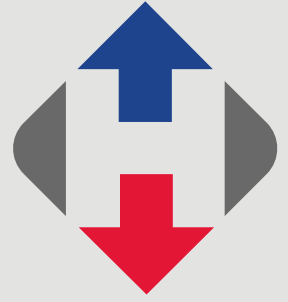
£180,000



- Large stonebuilt end terrace
- Convenient for the town centre
- Currently used as an osteopath clinic
- Space for 2 apartments
- Ideal for a variety of uses
- 3 bedrooms, 2 reception rooms
- Parking to the rear
- 117 m2 (1,258 sq ft) approx.

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A large stonebuilt end terrace which is situated within walking distance of Clitheroe town centre. The property has been used as Percival Osteopaths in recent years with various treatment rooms along with living accommodation to the first floor. The property is well suited for a buyer looking for living and workspace, or subject to planning permission could be one large terrace house or two apartments.



The ground floor has three rooms, plus a w.c. and conservatory. On the first floor there are three bedrooms, shower room and kitchen. Outside there is a forecourt front garden and a parking space at the rear. Viewing is recommended.

LOCATION: From our sales office in Clitheroe travel down Castle Street onto York Street. Cross the roundabout onto Chatburn Road and the property is on the right on the corner of Kendal Street.

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

ENTRANCE: Through original hardwood front door into:

HALLWAY: With coved cornicing, feature arch and staircase off to first floor.

RECEPTION ROOM ONE: 3.6m x 5.3m (11'8" x 17'5"); with coved cornicing, feature fireplace (fire not currently connected) with cast iron and tiled interior, attractive surround and stone hearth, coved cornicing and windows to the front and side elevation.

RECEPTION ROOM TWO: 3.3m x 5.4m (10'11" x 17'8"); with a feature decorative fireplace and window to side elevation.

CLOAKROOM: 2-piece white suite comprising low suite w.c. and wall-hung wash-hand basin with chrome taps and part-tiled walls.

RECEPTION ROOM THREE OR KITCHEN: 3.7m x 2.7m (12'1" x 8'9"); with store cupboard and fitted desk.

LEAN-TO REAR PORCH/CONSERVATORY: 3.2m x 1.8m (10'7" x 6'0"); with double glazed glass roof and half-glazed door to rear parking space.

FIRST FLOOR:

LANDING: With loft access and window to side elevation.

ROOM ONE: 3.5m x 3.2m (11'5" x 10'5"); currently used as a living room with laminate flooring.

ROOM TWO OR BEDROOM: 3.5m x 2.1m (11'7" x 6'9").

ROOM THREE OR MASTER BEDROOM: 2.7m x 3.9m (8'11" x 12'10"); with fitted storage cupboards set into alcove.





KITCHEN: 1.9m x 2.6m (6'4" x 8'6"); with a fitted range of white shaker style wall and base units with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine, electric cooker, space for fridge and wall-mounted central heating boiler.

SHOWER ROOM: 3-piece white suite comprising a low suite w.c., vanity wash-hand basin with chrome mixer tap and storage cupboards under, corner shower enclosure with fitted shower and part-tiled walls.

OUTSIDE: There is a forecourt front garden and a parking space at the rear.

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: The property is currently rated for business rates with a rateable value of £6,800. It may be possible to claim small business rates relief or if in the future the property were

used as a residential property it could be re-banded for council tax.

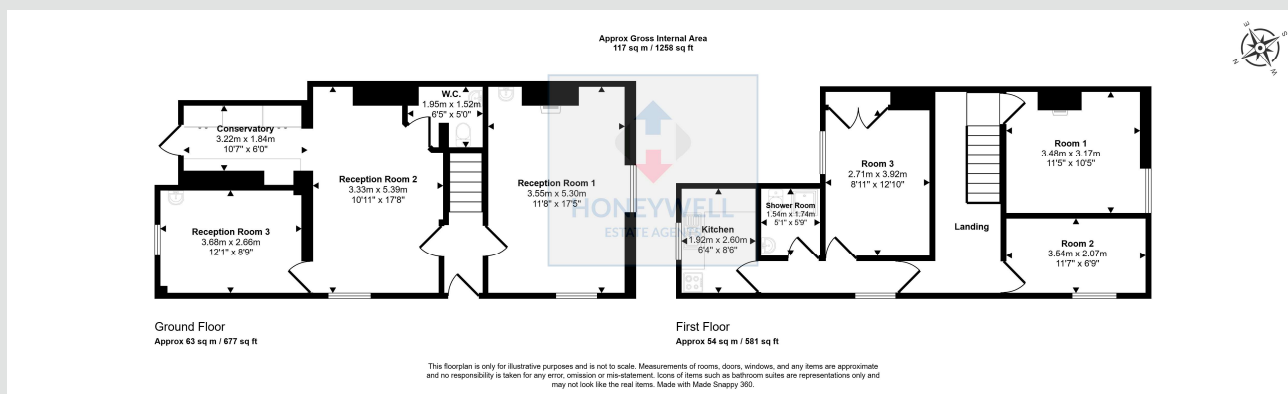
EPC: The energy efficiency rating for this property is E.

TENURE: Leasehold on a 999 year lease from 1883.

VIEWING: By appointment with our office.

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