



28 Well Terrace,  
Clitheroe

Chain Free £145,000

A Victorian stonebuilt terraced property in a convenient location on the edge of the conservation area; overlooking the flowering cherry trees in the Sixth Form College grounds. Deceptively spacious, it comprises: sitting room, living room with a log burner, a full width kitchen extension, two generous bedrooms, three-piece bathroom and a gated yard with a small outbuilding. (815 sq ft/75.7 sq m approx/EPC: D).

NO UPWARD CHAIN.



## 28 Well Terrace, Clitheroe

### Directions

The property is located a short walking distance from our office. Proceed to the end of York Street, turn left the roundabout into Well Terrace and the property can be found on the right-hand side.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from a Baxi condensing combination boiler installed 2020 with six years of a guarantee left to run. Council tax payable to RVBC Band B. The tenure is Freehold subject to a perpetual yearly rent charge of £1.15p.

### Additional Features

The property has PVCu double glazed windows and external doors. Built in 1889 with stone elevations under a blue slate roof.

### Accommodation

Broadly square in shape, the south facing sitting room is a lovely light room with a feature fireplace focal point and an alcove meter cupboard. The rear living room is larger and with a cast iron log burner you'll be kept toasty and warm when the outside temperature drops. A feature of note is the two oak doors with bevelled glass top panels that open to the kitchen and hall. A full width mono-pitched kitchen extension adds a welcome touch of practical space, light coming in from two Velux roof lights, a part glazed door and a casement window. Smart oak effect kitchen cabinetry is paired with granite effect laminate counters and wood planked effect splashback tiling. The built-in cooking appliances consist of an electric oven with a ceramic hob and stainless steel filter over. A stainless steel sink unit with soap dispenser and a mixer tap. Space for an upright fridge freezer, plumbing for a washing machine and vented for a dryer.

On the first floor there are two generous bedrooms comprising a large double overlooking the Sixth Form College and its cherry trees, whilst bedroom 2 is rear facing with a view across the green and pleasant gardens of Well Court Retirement Development. This room can take a double bed if required. The three-piece bathroom consists of a panelled bath with a Mira Sport electric shower and curtain rail over. Pedestal washbasin and a low suite wc. The central heating boiler is located in the former airing cupboard.

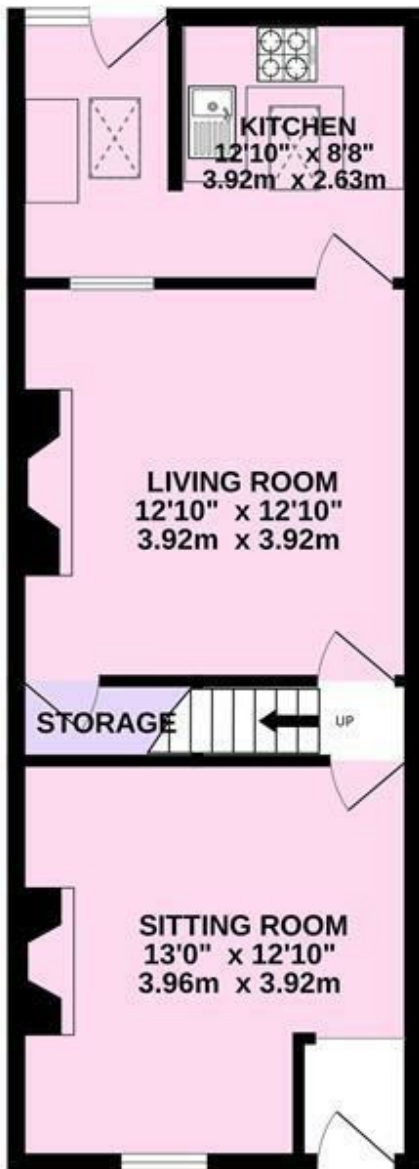
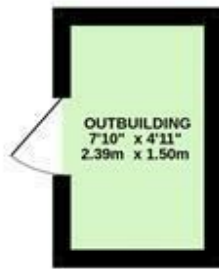
### Outside

The concreted rear yard has a block and render outbuilding with a pitched slate roof. It has light and power and there is a cold water tap in the rear yard. The yard is secured by a galvanised gate and railings.

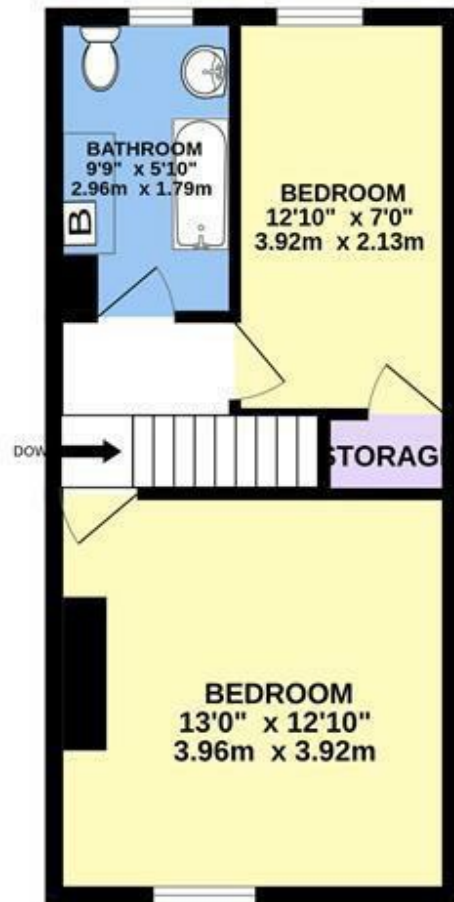
NO UPWARD CHAIN.

### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.



**GROUND FLOOR**  
458 sq.ft. (42.5 sq.m.) approx.



**1ST FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.

28 WELL TERRACE, CLITHEROE, BB7 2AD

TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

01200 428691  
clitheroe@athertons-uk.com

www.athertons-uk.com