



15 Railway Terrace,  
Simonstone

£125,000

Offered to the market with NO ONWARD CHAIN is this pleasant stone built garden fronted mid terrace property tucked away on the outskirts of the Village of Simonstone in a convenient location for the M65 Motorway. The property is host to two well proportioned bedrooms, large family bathroom, large lounge to the ground floor with open access into the kitchen/diner and small rear porch. Externally there is a small garden area to the front, patio yard area to the rear and detached single garage with potential to create further garden area or off-road parking. Ideal purchase for either first time buyers or investors.



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Internally you are greeted by a good sized living room with multi fuel stove, uPVC double glazed window, part glazed external to the front and open access through to kitchen / diner creating a fantastic feel of open and social space. The kitchen / diner a range of base and eye level units, electric hob with extractor over, electric oven, plumbing for washing machine, laminate work surface area with tiled splashback, wall mounted boiler, staircase to first floor, space for dining table and door into the rear porch leading onto the rear yard.

On the first floor there is a good sized landing area with storage cupboard and access into the two bedrooms and a 4pc family bathroom with freestanding bath with shower attachment, shower cubicle with direct feed rainfall shower, vanity wash basin and low suite WC.

Outside to the front there is a small garden area and a flagged yard to rear. Beyond the yard is a detached garage that has an up and over door. An ideal first time buy opportunity offered for sale with no chain delay situated in a position tucked away close to the M65 Motorway and the excellent amenities within Simonstone Village including a superb Primary School and Convenience Store.

Turn in to Simonstone Lane and follow the road down towards the bottom and Railway Terrace can be located on the left hand just before reaching Fort Vale. Please contact our Clitheroe office to arrange a viewing or for any further information.

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold.

### Energy Performance Rating

D (58)

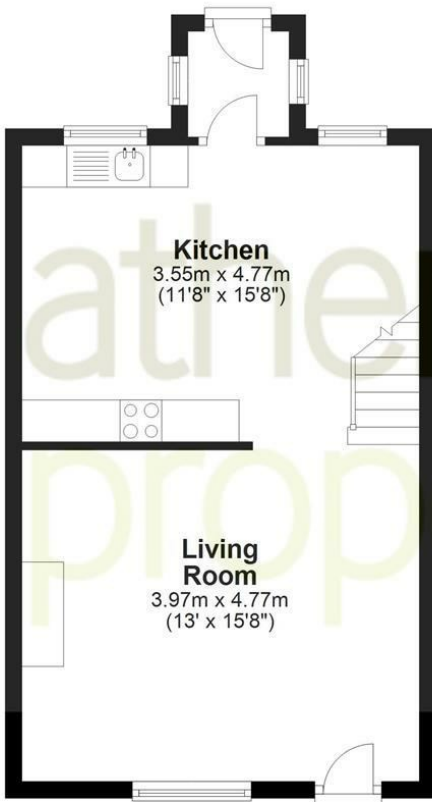
### Council Tax

Band A.

From buying your first home to moving up the property ladder, whether you're upgrading or downsizing, we know how time-consuming it can be to find the right mortgage. We're here to take the stress out of the situation and find you the best residential mortgage for you and your circumstances. We support on form-filling, financial checks, and all that property jargon, answering any questions you have and guiding you through the application process - you can relax and look forward to settling into your new pad. Our finance team understand that this type of finance is time-critical, so you can rely on us to meet your short-term finance needs.

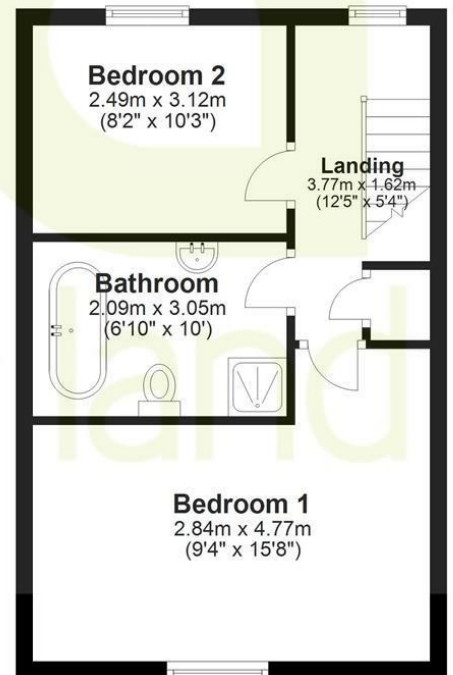
### Ground Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 88.7 sq. metres (954.5 sq. feet)



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.