



12 Fort Street,  
Clitheroe

Price £190,000

An outstanding end terrace home pleasantly spacious and superbly presented. Comprising sitting room, living room with a multi fuel stove, fitted kitchen, two first floor bedrooms, stylish bathroom and a second floor attic bedroom. (985 sq ft/91.5 sq m approx/EPC: D).

Viewing strongly recommended. CHAIN FREE



## 12 Fort Street, Clitheroe

### Services

Mains supplies of gas, water, electricity and drainage. Gas central heating to panelled radiators from a Main condensing combination boiler. Council tax is payable to RVBC Band A. The tenure is Leasehold.

### Additional Features

The property has PVCu double glazed windows and external doors. A coal effect living flame gas fire in the sitting room and a solid fuel stove in the living room. There are pine panelled internal doors with matching architraves and skirting boards.

### Accommodation

This well presented home provides spacious superbly presented accommodation ready for immediate occupation. With laminate flooring on the ground floor and fitted carpets in the bedrooms, the bathroom is floored in natural slate. The front sitting room is centred around a feature slate chimney piece with a cast iron fireplace incorporating a decorative tiled hearth and inlays. For instant warmth and convenience a coal effect living flame gas fire has been installed. The larger more generously sized living room has a cast iron multi fuel stove on a stone hearth with an oak mantelpiece, offering a more contemporary look. There is understairs storage and a door to the rear yard. The kitchen has a smart range of shaker style fitted units with brushed stainless steel handles, laminate counters/upstands and a vitreous enamelled sink with swan necked mixer tap. The appliances consist of an Indesit electric oven and grill, Candy four-ring gas hob under a stainless steel extractor and spaces for a washing machine, dryer and upright fridge freezer. There are two corner carousels, pan drawers and a cutlery drawer; all soft close, functional and stylish.

On the first floor there are two bedrooms; the front bedroom is a large double with a cast iron fireplace (cosmetic), the rear a smaller double. The superb house bathroom consists of a bath with a thermostatic shower and folding screen over, low suite wc and a wash basin with cupboard storage beneath. The walls are tiled for ease of cleaning and there is a chromed towel radiator.

The excellent attic bedroom (3) provides an unexpectedly large area of useable space with open shelf clothes storage and a rear facing Velux window. An excellent combination of bedrooms; perfect for a family.

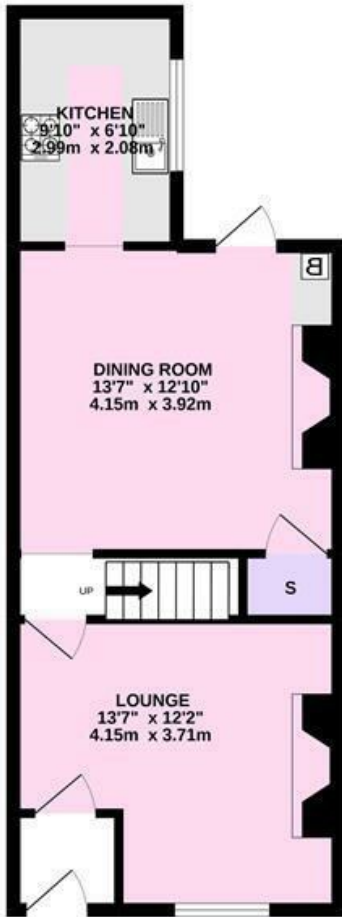
### Outside

Outside there is a private high stone walled yard with built-in seating and raised beds.

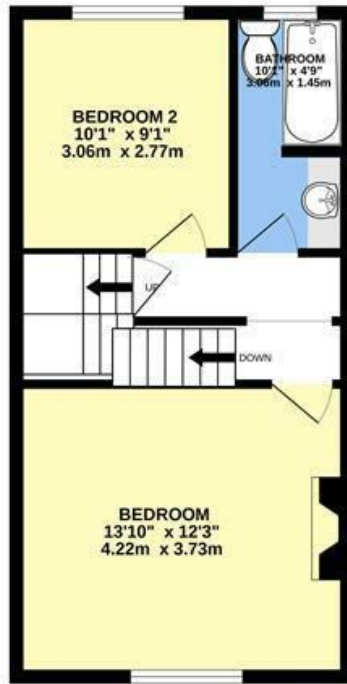
### Viewing

Strictly by appointment with Athertons .

GROUND FLOOR



2ND FLOOR



12 FORT STREET, CLITHEROE BB7 1BY

TOTAL FLOOR AREA : 980sq.ft. (91.0 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.  
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