



23 St Paul's Street, Low Moor
Clitheroe

£155,000

An Edwardian mid terraced requiring extensive modernisation throughout. Arranged over two floors, it is deceptively spacious internally. Briefly comprising sitting room, living room, kitchen diner, three first floor bedrooms and a bathroom. The property is in need of a complete refurbishment throughout and is a sizeable blank canvas yet still boasts a lot of original charming features.

(1055.7 sq ft/98.1 sq m approx/EPC: F).

Ideal for an investor to add value through their own endeavours.



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Accommodation

The front door opens to an entrance hall with ceiling coving, a staircase to the first floor, and access to the two reception rooms. The front reception room is square in shape, featuring a bay window to the front and a central, open brick fireplace. The rear reception room is a spacious area with an under-stair storage cupboard, a window overlooking the rear yard, a central fireplace, and access to the kitchen at the rear, which has rudimentary base and eye-level units in situ and an external door leading to the rear yard.

On the first floor, there is a large landing area with scope for a second staircase to an attic room, a bathroom, and three bedrooms. These comprise a generous front-facing double, a well-proportioned rear-facing double, and a small single room at the rear, which forms part of the double-storey extension. The basic three-piece bathroom includes a panelled bath, a pedestal washbasin, and a low-suite WC.

Outside

To the front, there is a small, low-walled garden with ample on-street parking. The enclosed rear yard features gated access to the rear alleyway and a derelict outbuilding

Directions

From our office, proceed to the end of York Street and turn left at the roundabout onto Well Terrace. Continue straight over the next roundabout onto Waddington Road. Before the bridge, turn left onto Railway View Road and continue past Booths Supermarket into Bawdlands. Follow the road into Edisford Road, then turn right onto St Paul's Street and the property is located after the church on your left.

Services

Mains supplies of gas, electricity, water and drainage. Council tax is payable to RVBC Band B. Tenure is Freehold. Energy performance rating (EPC) - F (35).

Area

Clitheroe, a picturesque market town, is well-connected for commuting, offering excellent transport links to East Lancashire's business hubs and beyond. It boasts a diverse range of amenities, including shops, bars, cafés, salons, supermarkets, and the renowned Bowland Brewery leisure complex. Nestled in the Ribble Valley - celebrated as a "Foodie Heaven" - the area is home to outstanding pubs and restaurants, many set within the breathtaking Trough of Bowland AONB. With its unique blend of café culture, rural charm, and an affluent atmosphere, the Ribble Valley remains a highly desirable place to live and visit.

Athertons Financial Services

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Whether you're purchasing your first home, moving up the property ladder, upgrading, or downsizing, securing the right mortgage can be time-consuming and overwhelming. That's where we come in.

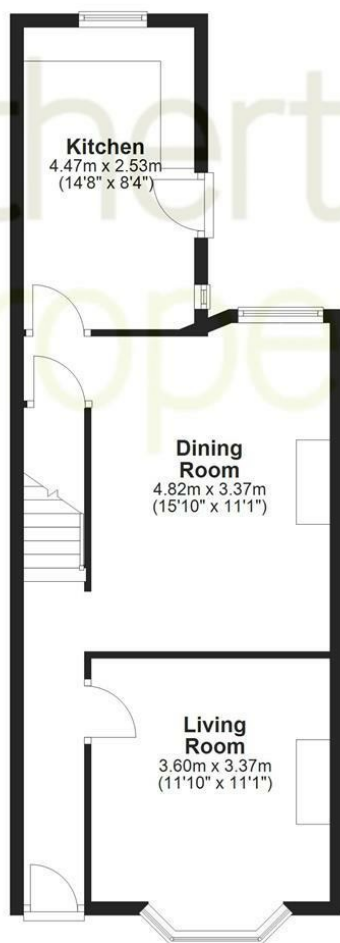
Our expert team takes the stress out of the process, finding the best residential mortgage tailored to your needs. From form-filling and financial checks to navigating complex property jargon, we guide you every step of the way - answering your questions and ensuring a smooth, hassle-free experience.

With a deep understanding of time-sensitive financial needs, our dedicated specialists work efficiently to secure the right solution for you. Trust us to handle the details, so you can focus on what truly matters - settling into your new home.

Get in touch today and take the first step toward your dream property.

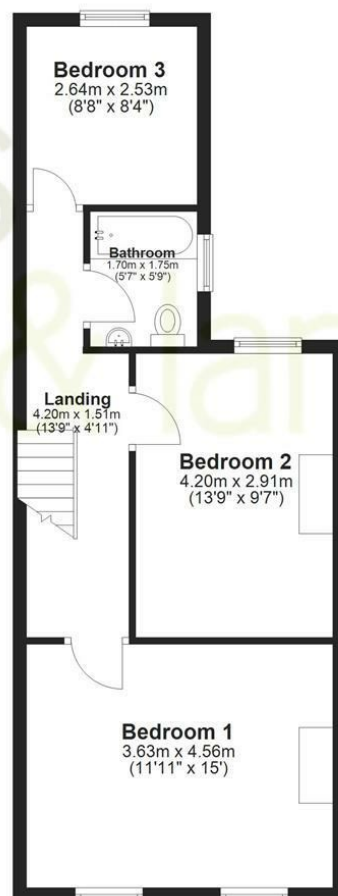
Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)

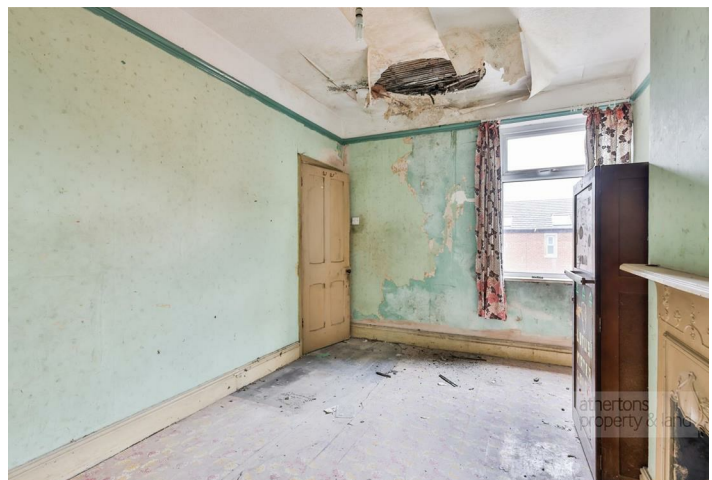
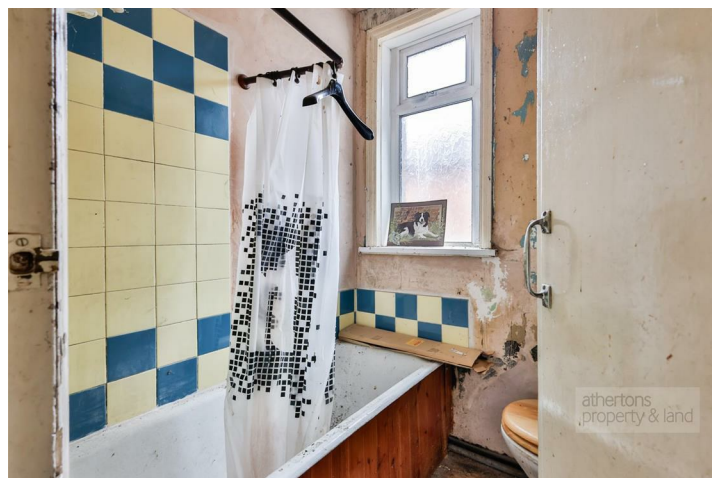


First Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 98.1 sq. metres (1055.7 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.

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