



16 Curzon Street,
Clitheroe

£150,000

An immaculately kept and recently refurbished stone built two bedroom, mid terraced property on a popular street within walking distance to Clitheroe town centre and all of its fantastic amenities and transport links.

This property provides an excellent opportunity for a first time buyer, down size or investment opportunity.

The accommodation briefly comprises, Ground Floor; Entrance Hallway, Living Room, Open Plan Living Kitchen Diner. First Floor; Two Double Bedrooms and a three-piece house bathroom. The property has undergone recent refurbishment throughout. Externally there is a private, enclosed rear yard.

Early Viewing is recommended.



16 Curzon Street, Clitheroe

LIVING ROOM

10'7" x 9'10"

Nicely sized living room with wood effect flooring.

DINING ROOM

10'7" x 13'8"

Open plan living kitchen / diner with tiled flooring and access to understairs storage cupboard.

KITCHEN

9'1" x 7'6"

Navy units and solid oak work surfaces, integrated fridge freezer, oven grill and induction hob with extractor over, space and plumbed for washer and dryer. Access to the rear.

BEDROOM 1

12'11" x 13'5"

Spacious main double bedroom with new carpet.

BEDROOM 2

10'7" x 6'10"

Decent double sized bedroom.

BATHROOM

7'3" x 6'3"

The three-piece bathroom consists of a cast iron bath with mains mixer rainfall shower over and separate hand held shower, pedestal washbasin with light up mirror over, heated towel rail and WC with partially tiled walls.

FULL DESCRIPTION

This gorgeous stone built Terraced home provides an excellent opportunity for a first time buyer, down size or investment opportunity.

The accommodation briefly comprises, Ground Floor; Entrance Hallway, Living Room, Open Plan Living Kitchen Diner. First Floor; Two Double Bedrooms and a three-piece house bathroom. The property has undergone recent refurbishment throughout. Externally there is a private, enclosed rear yard.

To the Ground Floor, upon entering the property there is a spacious hallway with tiled flooring and stairs to the first floor, at the front of the home is a decent size living room with wood effect flooring. At the rear of the house is an open plan kitchen diner with tiled flooring, which offers a light and airy social space, open to the kitchen with navy units and solid oak work surfaces, integrated fridge freezer, oven grill and induction hob with extractor over, space and plumbed for washer and dryer.

On the first floor there are two double bedrooms with the second bedroom benefiting from an over stairs wardrobe area and accessible and boarded loft space. The three-piece bathroom consists of a cast iron bath with mains mixer rainfall shower over and separate hand held shower, pedestal washbasin with light up mirror over, heated towel rail and WC with partially tiled walls.

Outside - To the rear is an enclosed yard which enjoys the sunshine regularly as a fantastic sun-trap, and provides some extra storage via a brick built store and access to the back alley via a wooden gate.

Approximate Gross Internal Area - 803 Sq Ft (74.6 SqM).

The property is situated within a short walk of the centre of Clitheroe, with the Castle Grounds just a stones throw away. The area is in the heart of the Ribble Valley and is well placed for commuting, as well as offering excellent transport links by road and rail.

Clitheroe offers a varied range of amenities including an excellent range of shops, bars, cafes and salons as well as supermarkets. The area is a renowned "Foodie Heaven" with excellent pubs and restaurants many set within the ANOB area of the Trough Of Bowland.

Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 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.