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www.athertons-uk.com tel. 01254 828810

1 Mitchell Street, Clitheroe BB7 1DF
£180,000



A recently refurbished, immaculate stone built three bedroom, end terraced property on a popular street within walking distance to Clitheroe town and all of its fantastic amenities and transport links.

This property provides an excellent opportunity for a variety of buyers weather you're looking for a family home, first time buy, down size or investment.

The accommodation briefly comprises, Ground Floor; Living Room, Side Porch, Dining Room, Kitchen Diner. First Floor; Two Double Bedrooms, Single bedroom and a three-piece house bathroom. The property has undergone recent refurbishment throughout. Externally there is a private, enclosed rear yard with timber built store.

With the added benefit of a full width double storey extension to the rear, the ground floor and first floor accommodation feels much larger than your average terraced house.

To the Ground Floor, there are two good sized reception rooms, one with an open coal fire. At the rear of the property the large breakfast kitchen offers breakfast bar seating for two, integrated fridge freezer, dishwasher, microwave, washing machine, sink drainer with mixer tap and complementary work surfaces.

On the first floor there are two double bedrooms with the second bedroom benefiting from over stair wardrobe area. The three-piece bathroom consists of a 'P' shaped panelled bath with overhead mains mixer shower, pedestal washbasin and dual flush WC with tiled walls.

Outside - To the rear a flagged yard which enjoys the passing sunshine, extremely private and not over looked and a benefits from a timber built storage building and access to the back alley via a wooden gate.

Approximate Gross Internal Area - 948 Sq Ft (88.1 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.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold (995 years from build date).

Energy Performance Rating

TBC.

Council Tax

Band B.

Viewings

Strictly by appointment only.

Office Hours

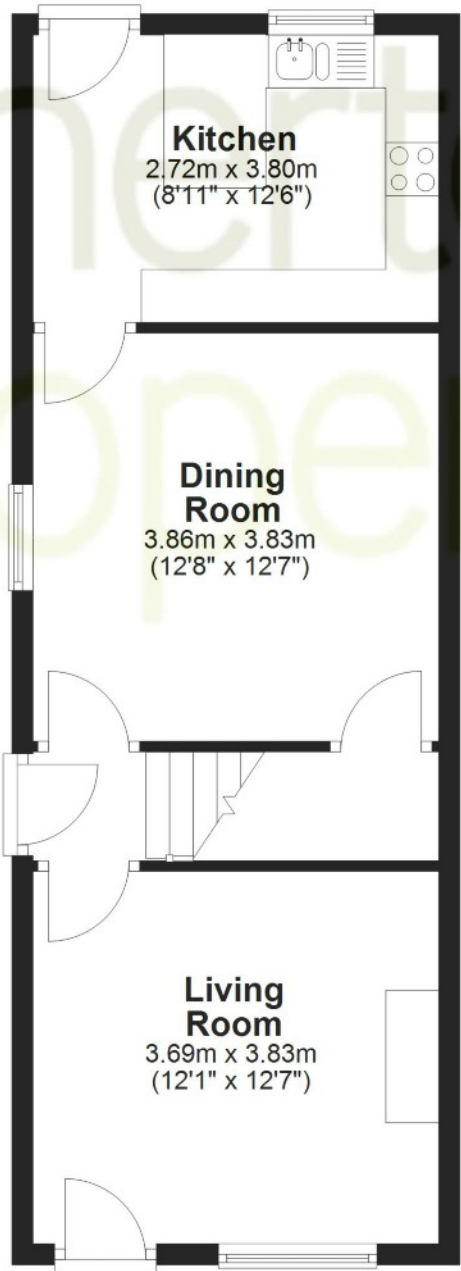
53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm





Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 43.8 sq. metres (470.9 sq. feet)



Total area: approx. 88.1 sq. metres (948.0 sq. feet)





about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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