



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



St. James Street, Clitheroe, BB7 1HH

Offers Over £170,000

A FANTASTIC THREE BEDROOM MID TERRACE PROPERTY IN THE HEART OF CLITHEROE


Welcome to this fantastic three-bedroom mid-terrace property located on St. James Street in the heart of Clitheroe. This deceptively spacious home offers ample room for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your family. The property features three cosy bedrooms, providing plenty of space for a growing family or accommodating guests.

One of the highlights of this lovely home is the low maintenance garden, ideal for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. The central location of this property means you are just a stone's throw away from all the amenities that Clitheroe has to offer.

Don't miss out on the opportunity to own this charming mid-terrace house with its characterful features and convenient location. Contact us today to arrange a viewing and make this property your new home!

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Spacious Two Reception Rooms
 - Ample Sized Rear Garden With Gate to Shared Access Road
- Council Tax Band B
 - Mid Terraced Property With Viewing Essential
 - Ready to Move Into
- EPC Rating D
 - Three Bedrooms
 - Ideal Family Home

Ground Floor

Enclosed block paved rear garden with mature flower beds and gate to shared access road.

Entrance

Composite door to hallway.

Hallway

15'4 x 3'6 (4.67m x 1.07m)

Central heating radiator, original exposed wooden flooring, smoke alarm, doors to two reception rooms and stairs to first floor.

Reception Room One

13'2 x 12' (4.01m x 3.66m)

UPVC double glazed window, central heating radiator, open fireplace with wooden mantle, coving, television point and original exposed wooden flooring.

Reception Room Two

14'4 x 14' (4.37m x 4.27m)

UPVC double glazed window, central heating radiator, reconstructed oak flooring, cast iron log burner, coving and door to kitchen.

Kitchen

11'8 x 7'9 (3.56m x 2.36m)

UPVC double glazed window, UPVC door to rear, gloss wall and base units, laminate work tops, double oven in a high rise unit, four ring gas hob, stainless steel splash back, extractor hood, stainless steel sink and draining board with mixer tap, plumbed for washing machine, space for fridge freezer, under stairs storage and laminate flooring.

First Floor

Landing

Loft access, smoke alarm, doors to three bedrooms, shower room and airing cupboard.

Bedroom One

16'4 x 12'1 (4.98m x 3.68m)

UPVC double glazed window, central heating radiator and exposed original floorboards.

Bedroom Two

11'8 x 8'7 (3.56m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'1 x 7'11 (3.38m x 2.41m)

UPVC double glazed window and central heating radiator.

Shower Room

10'8 x 4'11 (3.25m x 1.50m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, spotlights, part tiled elevation and laminate flooring.

External

Rear



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