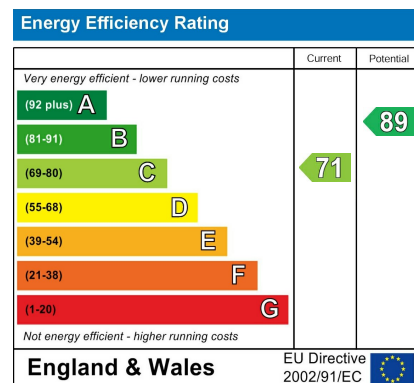




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Nelson Street, Clitheroe, BB7 2NQ

£210,000

A DECEPTIVELY SPACIOUS THREE BEDROOM HOME

Situated in the heart of Clitheroe on Nelson Street, this deceptively spacious mid-terrace house offers an ideal opportunity for first-time buyers or small families seeking a comfortable and inviting home. Spanning an impressive 1,206 square feet, the property features a generous lounge that provides a perfect space for relaxation and entertaining. The dining kitchen is well-appointed, making it a delightful area for family meals and gatherings.

The home boasts three well-proportioned bedrooms, ensuring ample space for everyone. The four-piece bathroom suite is both stylish and functional, catering to the needs of modern living.

Step outside to discover a low-maintenance rear yard, beautifully finished with Indian Stone paving, creating a lovely sun trap for those sunny days. Additionally, the yard includes a workshop and behind the property there is space for parking adding to the convenience of this property.

Situated close to local amenities and Edisford Primary School, this home is perfectly positioned for families. The nearby riverside walks offer a wonderful opportunity for leisurely strolls and enjoying the natural beauty of the area.

Nelson Street, Clitheroe, BB7 2NQ

£210,000

 3  1  1  C

- Beautifully Presented Mid Terrace Property
 - Viewing Essential
 - Space for Off Road Parking to Rear
 - EPC Rating C
- Three Bedrooms
 - Ideal First Time Buy
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Garage/workshop which has lighting and power.

Entrance

Composite double glazed frosted door to reception room.

Reception Room

15'4 x 11'5 (4.67m x 3.48m)

UPVC double glazed window, two central heating radiators, coving and double doors to kitchen/diner.

Kitchen/Diner

16'7 x 11'4 (5.05m x 3.45m)

UPVC double glazed window, central heating radiator, panel wall and base units, laminate work top, oven with a five ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for American style fridge freezer, coving, tiled floor, door to storage, stairs to first floor and UPVC double glazed stable door to rear.

First Floor

Landing

Stairs to second floor, two bedrooms and bathroom.

Bedroom Two

11'5 x 9'9 (3.48m x 2.97m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'6 x 8'6 (3.51m x 2.59m)

UPVC double glazed window and central heating radiator.

Bathroom

9' x 7'10 (2.74m x 2.39m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, freestanding roll top ball and claw double bath with mixer tap, rinse head, electric feed shower, part tiled elevation, tiled floor and extractor fan.

Second Floor Landing

Door to bedroom one and walk in wardrobe.

Walk In Wardrobe

11'7 x 5'9 (3.53m x 1.75m)

Velux window and central heating radiator. (Could also be used as an office).

Bedroom One

15' x 11'11 (4.57m x 3.63m)

UPVC double glazed dormer window with wood effect flooring.

External

Rear

Enclosed Indian stone paved yard with an outbuilding.

Outbuilding

9' x 8'1 (2.74m x 2.46m)



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