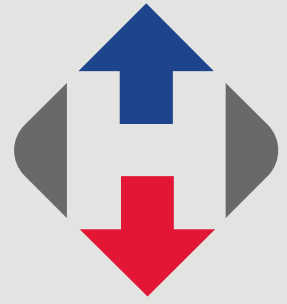


£148,950



- honeywell.co.uk

A stone built mid terrace house situated in this extremely convenient location within easy walking distance of the town centre and all of its amenities. The house is ideal for a first-time buyer and offers attractive accommodation with hallway, lounge, large dining kitchen, utility room with W.C. two double bedrooms and a large bathroom with 4-piece suite. The house has been recently replastered on the ground floor, the kitchen was installed earlier this year, and the house has new carpets throughout. Outside to the rear is an enclosed yard with gated access.



Brownlow Street is situated just off Whalley Road and is only a short stroll from Sainsbury's and Holmes Mill. Viewing is highly recommended.

LOCATION: Leaving the town centre passing Sainsbury's on the left-hand side take the second exit at the mini roundabout into Whalley Road and Brownlow Street is the second turning on the left.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: through PVC front door into hallway with staircase off to first floor.

LOUNGE: 4.1m x 4.2m (13'7" x 13'10"); with feature fireplace housing electric fire with attractive stone surround and hearth and television point.

DINING KITCHEN: 5.0m x 3.3m (16'5" x 10'10"); spacious dining kitchen with newly installed fitted cream shaker wall and base units with complementary laminate wood-effect work surface and tiled splashback, stainless steel single drainer sink unit, integrated electric fan oven and four-ring ceramic hob. Space for a dining table and chairs, understairs storage cupboard.

REAR PORCH: with PVC door to rear yard and providing access to utility room.

UTILITY ROOM/CLOAKROOM: 2.1m x 1.7m (6'9" x 5'6"); with a low suite W.C, pedestal wash handbasin with chrome taps and tiled splashback, plumbing for a washing machine and space for tumble dryer.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.5m x 3.3m (11'4" x 10'8"); with two fitted wardrobes with sliding doors.

BEDROOM TWO: 2.5m x 3.6m (8'3" x 11'11").

BATHROOM: 2.2m x 4.5m (7'4" x 14'9"); a large bathroom with four-piece suite comprising low suite W.C, pedestal wash handbasin with chrome taps, panelled bath with chrome taps and corner shower enclosure with fitted Redring electric shower, part-tiled walls, airing cupboard housing Ideal combination central heating boiler.





OUTSIDE: To the rear is an enclosed yard with gated access.

HEATING: Gas central heating with an Ideal combi boiler which was last serviced in October 2026 and double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

TENURE: Leasehold.

FLOOD RISK LEVEL: Very low.

EPC: The energy efficiency rating for this property is C.

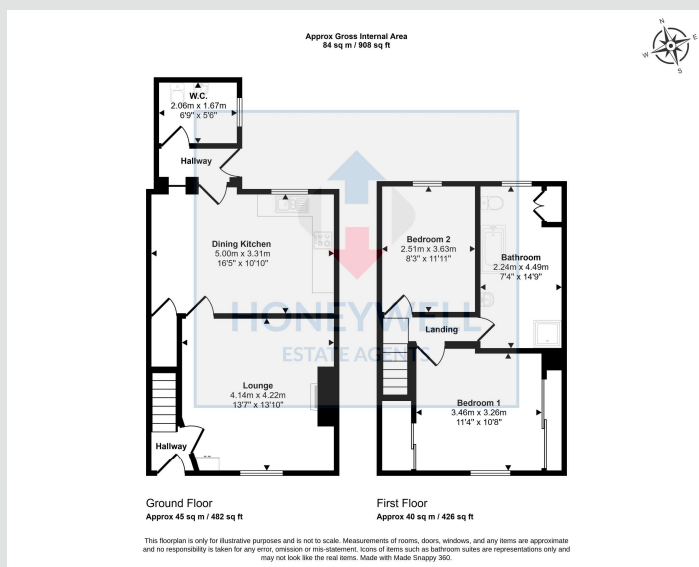
VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.

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