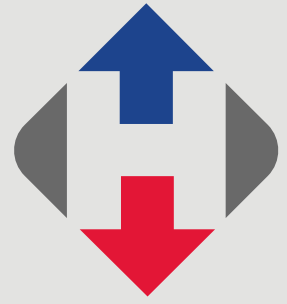# 42 VICTORIA STREET
CLITHEROE
BB7 1BL

£205,000

- A garden fronted stone end terrace
- Full of character and charm
- 2 spacious reception rooms
- Gas CH & uPVC DG

- Modern fitted kitchen
- 2 double bedrooms, 3 piece bathroom
- Detached garage
- 85 m2 (923 sq ft) approx. (excl. garage)

Situated on the end of a row of character bay fronted and garden fronted homes, this stone built property enjoys open space off to the side, the benefits of a detached garage and a convenient position around a 10 minute walk away from Clitheroe town centre.

Accommodation is well maintained and presented and comprises an entrance porch and hallway, two good size reception rooms (one with bay window and one with multi fuel burner) and a modern fitted kitchen. On the first floor are two good double bedrooms and a three piece bathroom with a shower. To the rear of the property is an enclosed yard and a good size attached garage with power and lighting.

LOCATION: From our sales office travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow the road along, turn left onto Corporation Street and then left at the next junction onto Eshton Terrace. Cross the railway line and turn right onto Mitchell Street. At the top of the street turn right and then immediately left onto Richmond Terrace. At the top of Richmond Terrace turn left onto Victoria Street. Number 42 is the first house on the left.

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

ENTRANCE PORCH: with a composite external door, laminate wood effect flooring, internal door to hallway with feature ceiling arch, staircase to the first floor landing.

DINING ROOM: 3.1m x 4.2m (10'4" x 13'8"); with feature bay window, open fire and surround.

LOUNGE: 4.3m x 4.0m (14'1" x 13'0"); with a multi fuel burner in a feature surround with a stone hearth, open understairs, television point.

KITCHEN: 2.5m x 4.2m (8'0" x 13'9"); with a range of modern fitted base and matching wall storage cupboards and display cabinets with complementary working surfaces, built-in electric oven, four-ring electric hob with a stainless steel extractor over, built-in fridge freezer, plumbed and drained for an automatic washing machine, wall mounted combination central heating boiler, UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.6m (13'11" x 11'11"); with television point.

BEDROOM TWO: 2.2m x 3.9m (7'3" x 12'11"); with built-in storage cupboard, television point.

BATHROOM: with a 3-piece suite in white comprising a low level W.C, pedestal handwash basin, panelled bath with plumbed shower over and vanity screen. Low voltage lighting.

OUTSIDE: To the rear of the property is an attractive garden front with wrought iron rails and gate. To the rear of the property is a low maintenance enclosed yard area and a detached garage with up and over door, power and lighting points.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.
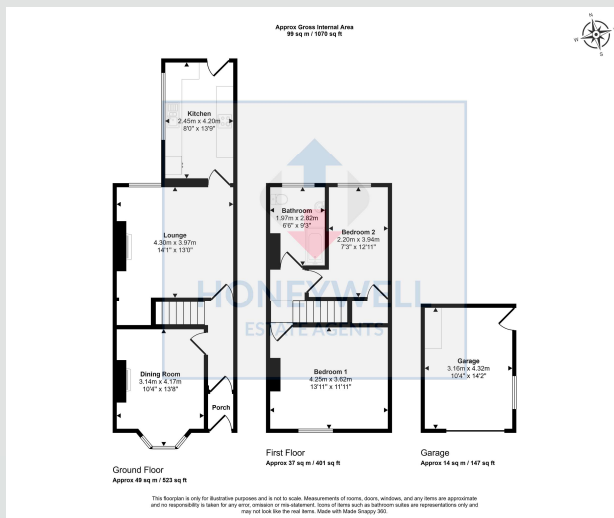
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Approx Gross Internal Area
99 sq m / 1070 sq ft

Kitchen
2.45m x 4.20m
8'0" x 13'9"

Lounge
4.30m x 3.97m
14'1" x 13'0"

Bathroom
1.97m x 2.82m
6'6" x 9'3"

Bedroom 2
2.20m x 3.94m
7'3" x 12'11"

Dining Room
3.14m x 4.17m
10'4" x 13'8"

Porch

Bedroom 1
4.25m x 3.62m
13'11" x 11'11"

Garage
3.16m x 4.32m
10'4"x 14'2"

Ground Floor
Approx 49 sq m / 523 sq ft

First Floor
Approx 37 sq m / 401 sq ft

Garage
Approx 14 sq m / 147 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

42 Victoria Street, Clitheroe BB7 1BL
MJ/CE/030226

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