



31 St. Marys Street, Clitheroe

£199,500 Freehold

This captivating 2-bed terraced house boasts a charming garden-fronted exterior. Ideal for first-time buyers, investors, or Airbnb enthusiasts. Conveniently close to town amenities and the train station. Generously proportioned bedrooms, two reception rooms, modern kitchen, and a bright 3-piece bathroom. Nearby schools.

Welcoming & well-located.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Situated in a desirable location, this captivating 2-bedroom terraced house offers an ideal opportunity for first-time buyers, investors, or Airbnb enthusiasts. Boasting a charming garden-fronted exterior, this property comes to market with the added advantage of 'No Chain,' ensuring a hassle-free purchase. Situated conveniently close to town amenities and the train station, the position is fantastic. The accommodation comprises two generously proportioned double bedrooms, complemented by a bright 3-piece bathroom. The interior further consists of two reception rooms, a hallway, and a modern kitchen equipped with appliances, providing well-appointed living spaces. From the spacious private rear yard to the pleasant front aspects, the property exudes comfort and practicality. Moreover, the freehold tenure offers peace of mind for prospective buyers. With primary and secondary schools mere steps away and lovely outlooks across St Mary's Parish Church, this home truly combines convenience and charm.

Outside, the spacious private rear yard provides a serene retreat perfect for relaxing or entertaining, while the lovely front aspects contribute to an inviting kerb appeal. Don't miss the opportunity to make this well-located, well-appointed property your own -- schedule a viewing today.

- Attractive Garden Fronted Terraced House
- No Chain - Hassle Free Purchase
- Excellent Position For Town Amenities & Train Station
- 2 Double Bedrooms; Bright 3-pce Bathroom
- 2 Receptions & Hallway; Modern Kitchen & Appliances
- Ideal for First Time Buyers/Investors/Airbnb; Freehold
- Well Appointed Internal Accommodation
- Spacious Private Rear Yard; Pleasant Front Aspects



Entrance Vestibule

External wood front door, laminate flooring.

Hallway

Coved cornicing, archway leading to staircase to first floor, laminate flooring, panelled radiator.

Dining Room

Solid oak flooring, uPVC double glazed window with attractive outlook over St Mary's Parish Church, television point, panelled radiator, feature decorative fireplace and hearth.

Lounge

Television point, telephone point, panelled radiator, uPVC double glazed window, under stairs storage cupboard, attractive decorative fireplace surround and hearth.

Kitchen

Modern fitted kitchen with a range cream high gloss wall and base units with complementary working surfaces, integrated stainless steel electric oven and grill with 4-ring gas hob with stainless steel extractor filter canopy over, integrated fridge freezer and dishwasher, plumbing for washing machine, 1½ stainless steel sink drainer unit with mixer tap, part tiled walls, panelled radiator, uPVC double glazed window, composite door to the outside.

Landing

Loft access, panelled radiator.

Bedroom One

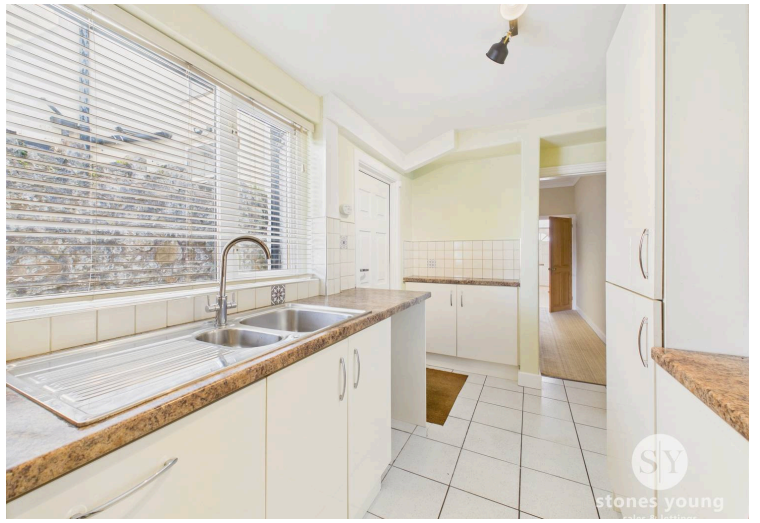
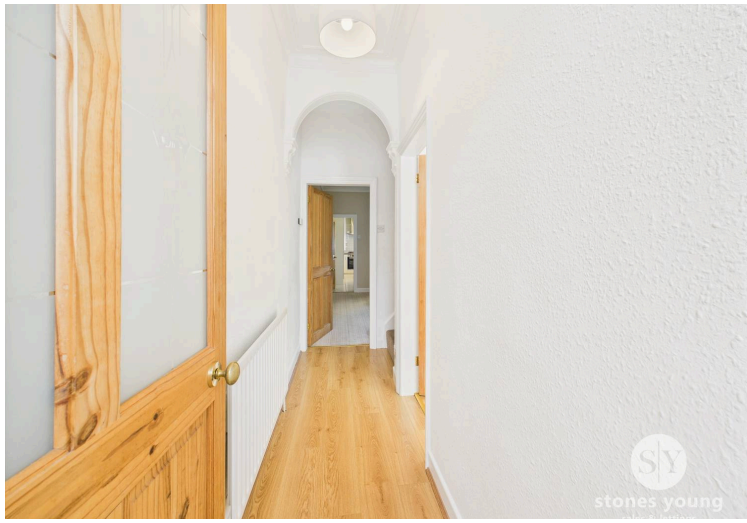
Double sized room with carpet flooring, panelled radiator, uPVC double glazed window, superb aspect across to St Mary's Parish Church.

Bedroom Two

Double bedroom with carpet flooring, uPVC double glazed window, panelled radiator, built in storage cupboard also housing combination gas central heating boiler.

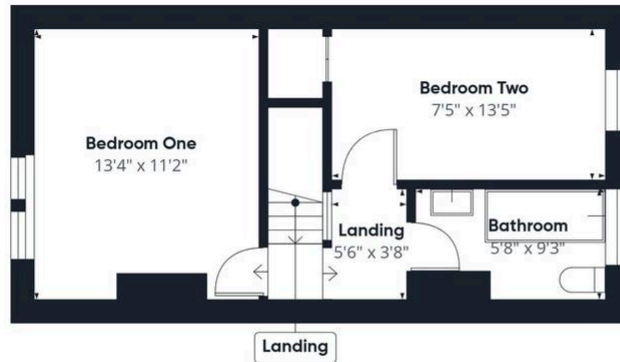
Bathroom

Bright 3-pce white suite comprising panelled bath with thermostatic shower over, pedestal wash basin, low level w.c., uPVC double glazed window, panelled radiator, part tiled walls, laminate flooring.





Floor 0



Floor 1

Approximate total area^m
789 ft²

Reduced headroom
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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