

11 NEWTON STREET  
CLITHEROE  
BB7 1DD

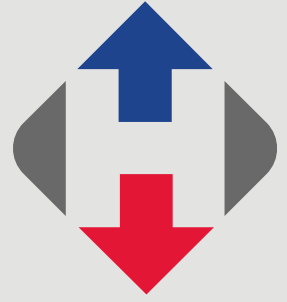
£180,000



- A spacious stone built mid terrace
- 3 bedrooms
- 3 piece bathroom with shower
- Gas CH & uPVC DG
- 2 good size reception rooms
- Fitted kitchen, enclosed yard with outbuildings
- Situated a short walk to the town centre
- 100m2 (1076 sq ft) approx.

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**Situated on a quiet street of similar stone terrace properties, number 11 offers larger than usual accommodation with 2 good reception rooms along with a fitted kitchen on the ground floor, three first floor bedrooms and a three piece bathroom with a shower.**



**The property lies only a short walk from Clitheroe town centre and its amenities, with a nature reserve being even closer and many rural walks only slightly further afield.**

**LOCATION:** From our sales office travel down Parson Lane, straight over the mini roundabout and onto Bawdlands. Follow the road along before turning left onto Corporation Street and left at the next T junction onto Eshton Terrace. Follow the road over the railway crossing and straight down before turning right onto Woone Lane. Follow Woone Lane and turn right onto Victoria Street and then right again onto Newton Street. Number 11 is on the right-hand side.

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

**ENTRANCE PORCH:** with a composite external door and glazed internal door to:

**HALLWAY:** with feature ceiling arch and a understairs storage cupboard with electric meters.

**LOUNGE:** 4.4m x 4.5m (14'3" x 14'11"); with an open fire and feature surround, television point, 2 wall light points and staircase to the first-floor landing.

**DINING ROOM:** 4.1m x 3.7m (13'7" x 12'2"); with 2 wall light points and a television point.

**KITCHEN:** 2.4m x 3.8m (7'9" x 12'4"); with a range of fitted base and matching wall storage cupboards with complementary work surface, one-and-a-half bowl stainless steel sink unit, built-in electric oven and grill, 4-ring gas hob with extractor over, space for fridge freezer, plumbed and drained for a automatic washing machine, wall-mounted combination central heating boiler, laminate wood effect flooring, UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** with attic access point.

**BEDROOM ONE:** 3.6m x 3.3m (11'8" x 10'11"); with built-in wardrobe to one wall.

**BEDROOM TWO:** 3.6m x 3.2m (11'9" x 10'6");

**BEDROOM THREE:** 1.7m x 3.2m (5'6" x 10'6");

**BATHROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with electric shower over and vanity screen. Fully tiled walls, heated stainless steel towel rail.







**OUTSIDE:** To the rear of the property is an enclosed low maintenance yard area with a decked patio and two storage out-buildings.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

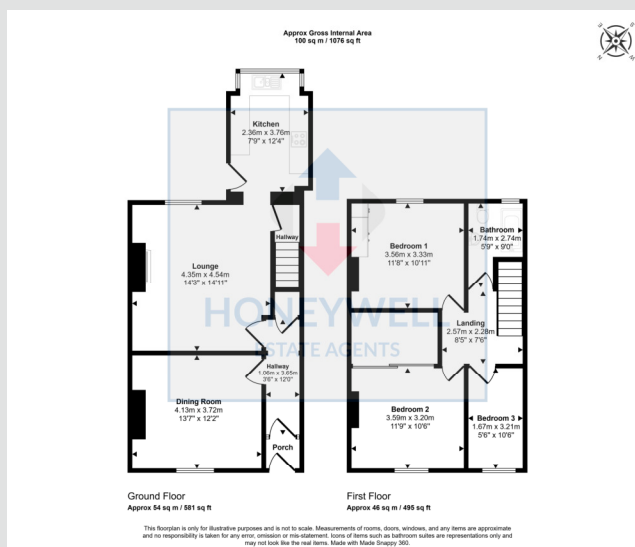
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

**VIEWING:** By appointment with our office.

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11 Newton Street, Clitheroe, BB7 1DD  
MJ/CE/040226

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