

8 NELSON STREET  
LOW MOOR  
CLITHEROE  
BB7 2NQ



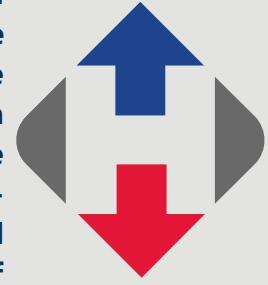
Offers over £195,000



- Large 3-story terraced house
- Recently modernised throughout
- Three bedrooms
- Lounge and separate dining room
- Full width kitchen extension
- Modern 3 piece bathroom
- Popular residential area
- 112 m2 (1,206 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A stunning 3-story terrace house which has been fully modernised within the last 3 years to provide smart modern accommodation. The ground floor has a spacious lounge with modern electric fire, there is a separate dining room with double doors leading to the full-width kitchen extension. On the first floor there is a master bedroom to the front, bedroom 3 is at the rear plus a 3-piece bathroom with P-shaped bath with shower over. On the top floor is a large second bedroom with pitched ceiling with exposed beams and Velux roof light.**



**Low Moor is a popular residential area of Clitheroe close to Roefield Leisure Centre and the swimming pool, the river Ribble is nearby and offers excellent walks. Edisford Primary School is within walking distance. Viewing is recommended.**

**LOCATION:** Travelling along Edisford from Clitheroe town centre proceed past Rufus Carr garage on the right and continue for ¼ mile and turn right just after the Spar into St Pauls Street. At the end on St Pauls Street follow the road around the right hand bend and then turn first right into Nelson Street and the house is located at the far end on the left-hand side

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

**LOUNGE:** 4.0m x 4.4m (13'3" x 14'6"); with television point, modern contemporary wall-mounted electric fire, original storage cupboards built into alcove and staircase off to first floor.

**DINING ROOM:** 3.9m x 3.6m (12'10" x 11'11"); with telephone point and understairs storage cupboard and double doors leading to:

**KITCHEN:** 4.0m x 2.5m (13'2" x 8'1"); with a fitted range of wall and base units with complimentary grey laminate work surface,

integrated electric cooker with 4-ring hob, plumbing for a washing machine, breakfast bar and half glazed PVC door leading to rear access.

**FIRST FLOOR:**

**LANDING:** with staircase to second floor.

**BEDROOM ONE:** 4.0m x 3.7m (13'1" x 12'3"); with fitted wardrobes to one wall, enjoys a view over the surrounding properties towards Pendle Hill.

**BEDROOM THREE:** 2.0m x 3.5m (6'6" x 11'7"); with understairs storage cupboard.

**HOUSE BATHROOM:** 1.8m x 2.6m (6'0" x 8'5"); housing three-piece modern white suite comprising low suite W.C pedestal washbasin. P-shaped shower bath with thermostatic shower over with matching curved glass shower screen, tall chrome headed ladder style towel rail and cupboard housing combination central heating boiler.





**SECOND FLOOR:**

**BEDROOM TWO:** 3.9m x 7.0m (12'10" narrowing to 7'8" x 23'0"); with feature exposed beams and Velux window.

**OUTSIDE:** To the rear is a small area for storing wheelie bins.

**HEATING:** Gas fired hot water central heating PVC double glazing.

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



**TENURE:** Freehold

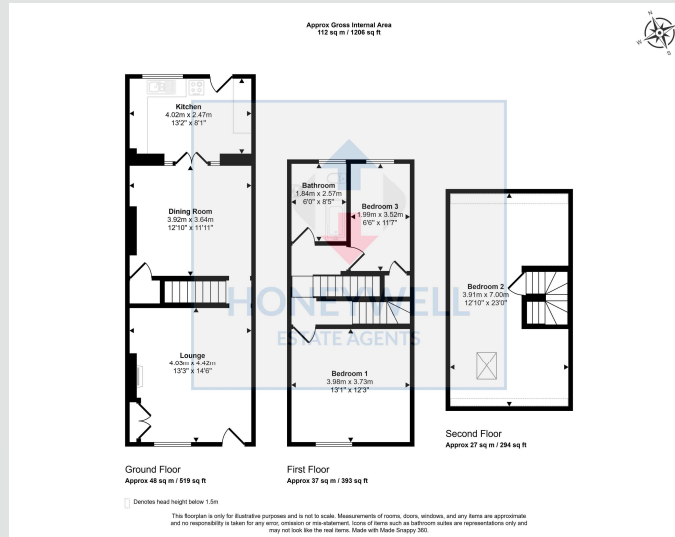
**COUNCIL TAX BAND B.**

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

**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.





8 Nelson Street, Clitheroe, BB7 2NQ  
CD/CE/230126

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