

38 WILSON STREET
CLITHEROE
BB7 1BH

£159,950

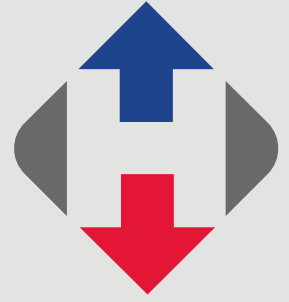


- Spacious stonebuilt mid terrace
- 3 bedrooms
- 2 spacious reception rooms
- Modern 3-piece bathroom
- Garage to the rear
- PVC DG and Gas CH
- Convenient for the town centre
- 89 m2 (958 sq ft) approx.

honeywell.co.uk

A deceptively spacious stonebuilt mid terraced house situated on this popular street which is only a short walk from the town centre, Castle grounds and Holmes Mill.

The house does require some cosmetic modernisation but does have a up to date 3-piece bathroom with shower over the bath, gas central heating and PVC double glazing. The ground floor has an entrance vestibule, two separate receptions rooms and kitchen to the rear. Upstairs there are 3 bedrooms and the bathroom. Outside there is an enclosed yard to the rear with a garage with up and over door.



The house is chain free and ideal for a first-time buyer.

LOCATION: From the town centre passing Sainsbury's on the left hand side. Take the second exit at the mini roundabout into Whalley Road, turn first right into Greenace Street and then second left into Wilson Street.

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

ENTRANCE: through PVC Rockdoor into the vestibule with glazed door to:

SITTING ROOM: 5m x 3m (16'6" x 9'11"); with gas meter cupboard, gas fire (not in use) with tiled hearth and surround.

LOUNGE: 5.1m x 3.9m (16'10" x 12'10"); with gas fire (not in use) and tiled hearth and surround, understairs storage cupboard with coat hooks.

KITCHEN: 2.5m x 3.3m (8'4" x 10'8"); with a fitted range of white wall and base units with complimentary laminate work surface and tiled splashback, stainless steel two drainer sink unit, gas cooker, wall-mounted Worcester central

heating boiler and half-glazed PVC door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 2.9m x 3.2m (9'7" x 10'8"); with deep fitted wardrobes with hanging and storage cupboards over.

BEDROOM TWO: 2.8m x 3m (9'0" x 9'10").

BEDROOM THREE: 2.1m x 3m (6'11" x 9'11").

BATHROOM: with a modern 3-piece white suite comprising low suite W.C with push-button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with electric Mira Sprint shower over and glass shower screen, airing cupboard with hot water cylinder.





OUTSIDE: Enclosed yard to the rear with gated access and a single garage with up and over door and personal door to the side.

HEATING: Gas central heating, PVC double glazing.

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

COUNCIL TAX BAND A.

TENURE: Leasehold

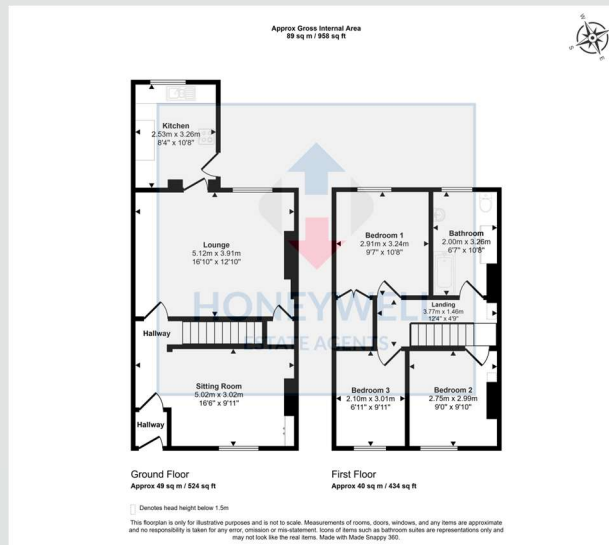
EPC: The energy efficiency rating for this property is D.

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.

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.





38 Wilson Street, Clitheroe,, BB7 1BH
CD/CE100426

Selling Your House? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents



honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.