

20 NELSON STREET  
CLITHEROE  
BB7 2NQ

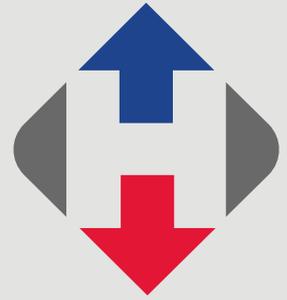
£210,000



- A superbly presented stone terrace
- Spacious living room with burner
- Modern fitted dining kitchen
- Gas CH & uPVC DG
- Three good size bedrooms
- Modern three piece bathroom
- Enclosed yard to the rear
- 97 m<sup>2</sup> (1,047 sq ft) approx.

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

**Situated in the sought after Low Moor village area of Clitheroe this attractive stone built mid terrace cottage offers well presented, spacious accommodation throughout with a large living room with a multi fuel burner, a large fully fitted dining kitchen with Richmond dual oven cooker and Belfast sink.**



**On the first floor are two bedrooms and a shower room with a three piece suite. On the second floor is another large bedroom and a useful store room which the vendor has future plans of turning into an en-suite.**

**LOCATION:** From our sales office in the centre of Clitheroe travel down Parson Lane and straight over the mini roundabout. Continue straight down Bawdlands and onto Edisford Road, passing the school on the left hand side and the Spar supermarket on the right. Immediately turn right onto St Pauls Street and follow the road down to the bottom and around to the right hand side. Turn right again onto Nelson Street. Number 20 is on the left hand side.

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

**ENTRANCE PORCH:** with a composite external door, tiled flooring, glazed internal door to lounge.

**LOUNGE:** 3.8m x 4.4m (12'7" x 14'4"); with a multi-fuel burner set on a stone hearth in the chimney breast with a wooden mantle over. Television and telephone points, Karndean flooring.

**KITCHEN DINER:** 3.9m x 4.5m (12'10" x 14'8"); with a range of fitted basin and matching wall

storage cupboards with complimentary working surfaces incorporating a Belfast sink unit. A Richmond cooker with dual oven and grill and five ring gas hob with extractor over. Built in fridge and freezer, built in dishwasher, built in washer drier, stone tiled floor and external stable door to the rear of the property. Staircase to the first floor landing.

**FIRST FLOOR:**

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

**BEDROOM ONE:** 3.8m x 3.8m (12'6" x 12'4"); with television point.

**BEDROOM TWO:** 2.0m x 3.5m (6'8" x 11'7"); with built-in storage cupboard.

**SHOWER ROOM:** with a modern 3-piece suite in white comprising a low level W.C, pedestal handwash basin and a corner shower enclosure with plumbed shower. Heated towel rail, low voltage lighting, extractor fan.





## **SECOND FLOOR:**

**BEDROOM THREE:** 3.9m x 4.6m (12'9" x 15'2"); with double glazed Velux window.

**STOREROOM:** 3.5m x 2.0m (11'5" x 6'7"); with double glazed Velux window, built in storage cupboard housing combination central heating boiler.

**OUTSIDE:** To the rear of the property is an attractive enclosed Indian stone flagged yard with two timber stores.

**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.

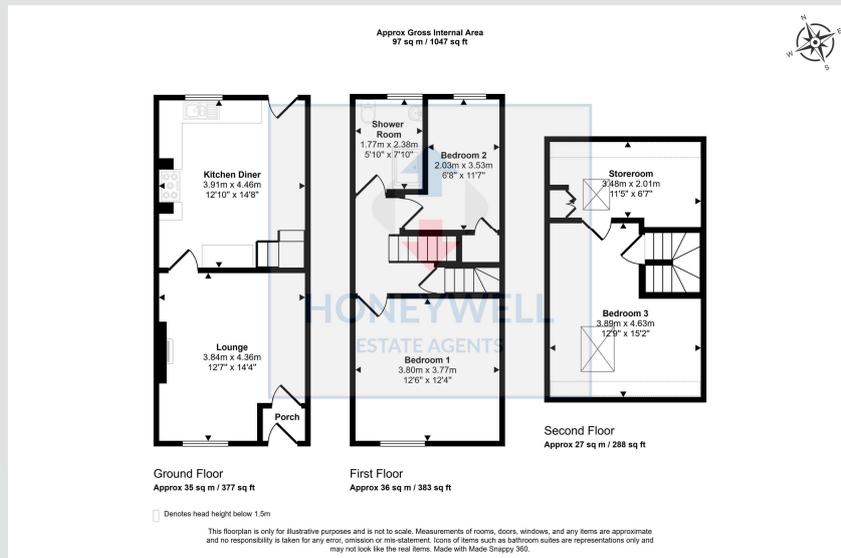
**COUNCIL TAX BAND A.**

**TENURE:** Freehold

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

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20 Nelson Street, Clitheroe, BB7 2NQ  
MJ/CE/250226

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