

55 BROWNLOW STREET
CLITHEROE
BB7 1HQ

Offers Around £135,000



- Stonebuilt mid terraced house
- Two double bedrooms
- Lounge with fireplace
- Spacious dining kitchen
- Requires some updating
- 3-piece bathroom with shower
- Gas CH and PVC double glazing
- 72 m2 (779 sq ft) approx.

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A stonebuilt mid terraced house situated towards the top of Brownlow Street close to Ribblesdale Cricket Club and only a few minutes' walk from the town centre.

The ground floor has an entrance hallway, lounge with fireplace and a large dining kitchen with space for table and chairs. From the kitchen there is a rear porch and access to the 3-piece bathroom with shower over the bath. Upstairs there are 2 double bedrooms, both with feature cast iron fireplaces.

Outside to the rear there is an enclosed yard with brick built store. The house does require some modernisation but is an excellent opportunity for a first time buyer to create and beautiful home.

LOCATION: Leave Clitheroe centre passing Sainsbury's on the left hand side, at the mini roundabout take the second exit into Whalley Road and then turn second left into Brownlow Street. Continue up the hill until the road levels out and the house can be found on the left-hand side.

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

ENTRANCE: through PVC front door into hallway.

HALLWAY: with coved cornicing and gas meter cupboard.

LOUNGE: 3.0m x 3.8m (9'9" x 12'5"); with feature plasterwork on the ceiling, picture rail, wall light point, fireplace (disconnected) with marble hearth and inset mahogany coloured surround, varnished wooden floorboards, television point and electric meter cupboard.

DINING KITCHEN: 3.4m x 3.9m (11'3" x 12'8"); with a fitted range of wood effect wall and base units with complementary laminate work surface and tiled splashback, a one and a half bowl

stainless steel sink unit with mixer tap, integrated Neff double oven, Neff four-ring ceramic hob with extractor over, plumbing for a washing machine, space for table and chairs, staircase off to first floor with understairs storage cupboard.

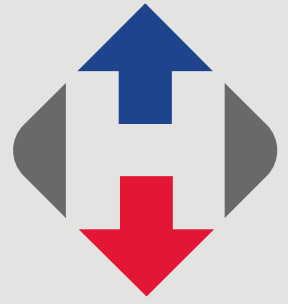
REAR PORCH: with tiled floor and half glazed PVC door to rear yard.

BATHROOM: 2.0m x 2.4m (6'8" x 7'10"); with a three-piece white suite comprising low suite W.C, wall-hung wash handbasin with chrome taps and panelled bath with chrome shower tap fitment and Mira thermostatic shower over, part-tiled walls, extractor fan and chrome heated ladder-style towel rail.

FIRST FLOOR:

LANDING: with loft access.

BEDROOM ONE: 4.2m x 3.9m (13'8" x 12'9"); with feature cast-iron fireplace and a range of wardrobes with drawers.





BEDROOM TWO: 3.4m x 3.8m (11'2" x 12'7"); with a feature cast-iron fireplace and an over-stairs storage cupboard containing Ideal combination central heating boiler.

OUTSIDE: There is an enclosed rear yard with cold water tap, outside security light, brick-built storage shed and gated access.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

COUNCIL TAX BAND A.

TENURE: Leasehold with the remainder of a 999-year lease started in 1887.

FLOOD RISK LEVEL: Very low.



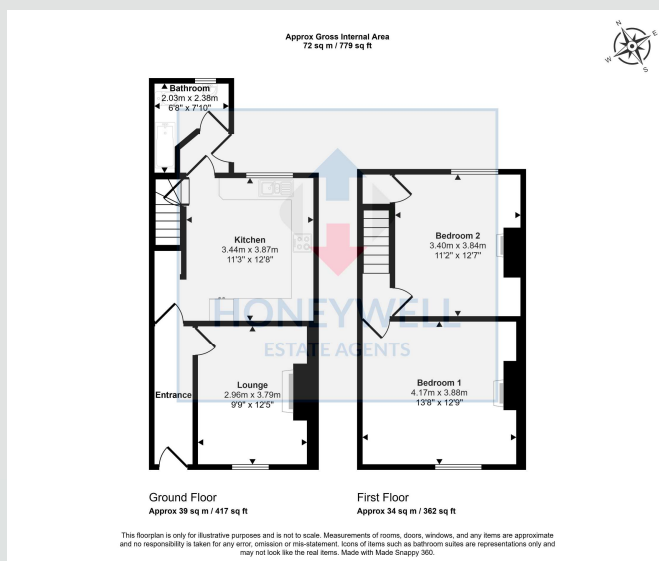
VIEWING: By appointment with our office.

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