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property & land

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Brownlow Street, Clitheroe, Ribble Valley BB7
£125,000



Situated in a highly convenient position within easy walking distance of the town centre, this attractive stone-built mid-terrace property presents an excellent opportunity for first-time buyers, investors or those looking to create a home tailored to their own tastes and requirements.

Requiring a degree of cosmetic modernisation, the property offers deceptively spacious accommodation throughout and is brimming with potential to add value in a sought-after residential location close to local amenities, transport links and the heart of Clitheroe.

Further enhancing its appeal, the property is offered to the market with no onward chain.

The accommodation begins with an entrance vestibule leading into a welcoming hallway complete with useful under-stairs storage. To the front of the property is a comfortable lounge, accessed via sliding doors from the dining room, offering flexibility as either a separate reception room or an open-plan entertaining space.

Positioned to the rear, the generous dining room provides an excellent everyday living area and features a fireplace incorporating a Baxi back boiler, together with the staircase leading to the first floor. Beyond, the kitchen is fitted with a range of base units and benefits from plumbing for a washing machine, along with an external door providing access to the rear yard.

To the first floor, the landing gives access to an airing cupboard housing the immersion heater, two well-proportioned double bedrooms and a three-piece bathroom suite comprising a panelled bath with shower over, wash basin and WC.

Externally, the property enjoys a private enclosed rear yard with attractive flower beds and walled boundaries, creating a pleasant and low-maintenance outdoor space. To the front, unrestricted on-street parking is readily available.

Clitheroe is widely regarded as one of the Ribble Valley's most desirable market towns, offering the perfect balance of countryside charm and modern convenience. The thriving town centre boasts an excellent selection of independent shops, cafés, restaurants and everyday amenities, whilst highly regarded schools, leisure facilities and superb transport connections to Manchester, Preston and surrounding commercial centres make the area particularly popular with professionals, families and downsizers alike.

Surrounded by some of Lancashire's most picturesque countryside, residents can also enjoy an abundance of scenic walks, cycling routes and outdoor pursuits right on their doorstep.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band A.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm
01254 828810

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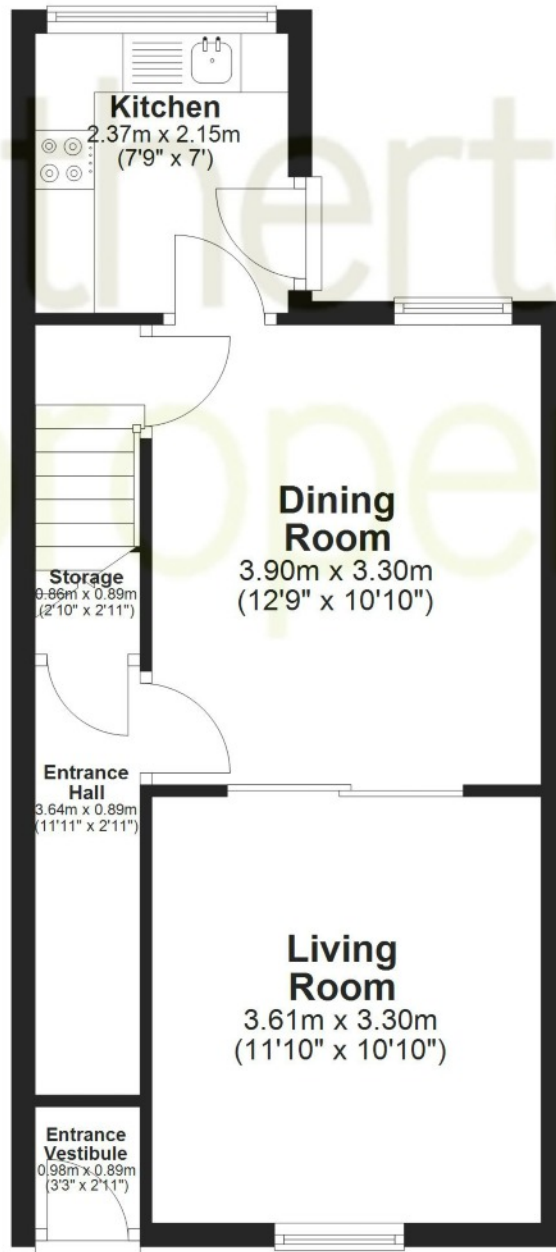
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Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 70.3 sq. metres (756.9 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





