

8 FOX STREET
CLITHEROE
BB7 2AQ

£229,950

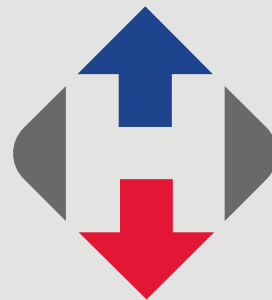


- Bay fronted stone terrace
- Two bedrooms plus attic room
- Stunning dining kitchen
- Lounge with bay window
- Large utility room to rear
- Fantastic attic room with dormer
- Cul de sac location
- 104 m² (1,117 sq ft) approx.

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A beautifully modernised stonebuilt bay fronted terraced house situated on this small street which is only short walk from Clitheroe town centre and all the amenities it has to offer.

The house offers bright accommodation with a modern finish; the accommodation is arranged across 3 floors. There is a vestibule leading to the hallway with modern period style tiled flooring, there is a lounge to the front with bay window and feature Herringbone LVT flooring. The modern dining kitchen has a range of integrated appliances plus a good-sized central island unit with breakfast bar for 4 people. At the rear there is a really useful utility room with fitted units and space for extra storage. Upstairs there are two bedrooms and 3-piece bathroom with shower over the bath and a large airing cupboard. A staircase leads from the landing to a superb attic room with dormer to the rear. Externally there is a forecourt garden to the front and an enclosed rear yard. Viewing is recommended.



LOCATION: Travel from our office along Castle Street and continue straight on into York Street. At the roundabout turn left into Well Terrace and at the next roundabout turn right into Pimlico Road. Fox Street is then the 4th turning on the left-hand side.

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

ENTRANCE: through half-glazed composite Rockdoor into entrance vestibule with coat hooks, modern period-style tiled floor and glazed door to hallway.

HALLWAY: with feature plaster corning, staircase off to first floor, wood panelled walls to dado height and feature modern period-style tiled flooring.

LOUNGE: 3.4m x 4.1m (11'1" x 13'6"); with a bay window to the front with window seat and fitted blinds, feature corning and picture rail, built-in shelving and storage cupboards in either alcove with feature lighting, television point. Inset electric fireplace and wood-effect herringbone LVT flooring.

KITCHEN DINER: 4.3m x 4.1m (14'1" x 13'4"); with a modern range of two-tone wall and base units with complimentary white laminate work surface, one bowl single drainer sink unit with mixer tap with filtered water. Integrated Bosch electric fan oven, five ring ceramic hob, wine chiller, central island unit with breakfast bar for four stools, integrated fridge freezer, tall modern contemporary central heating radiator, tiled floor, picture rail and good size understairs storage cupboard with electric light.





UTILITY ROOM: 2.3m x 4.0m (7'5" x 13'3"); spacious utility room with a fitted range of white base cupboards with complimentary laminate work surface, stainless steel one and a half bowl sink unit with mixer tap, plumbed for washing machine, space for tumble dryer. Wall mounted Worcester combination central heating boiler, recess spot lighting, extractor fan, cloak storage area, tiled floor and half glazed composite Rockdoor to rear yard.

FIRST FLOOR:

LANDING: with wall light points and staircase off to second floor.

BEDROOM ONE: 4.4m x 3.4m (14'4" x 11'2"); with coved cornicing, wall light points.

BEDROOM TWO: 2.9m x 2.7m (10'10" x 6'5").

BATHROOM: with a three piece white suite comprising low suite W.C with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and fitted thermostatic shower over with glass shower screen and part-tiled walls, large double airing cupboard with shelving and chrome heated ladder-style towel rail.



SECOND FLOOR:

LANDING: with door to eaves storage area.

ATTIC ROOM: 3.8m x 2.6m (12'7" x 8'7"); with dormer window to rear with laminate flooring and over-stairs storage area.

OUTSIDE: To the front of the property is a forecourt front garden with slate chippings and paved pathway to front door. To the rear there is a paved enclosed yard, single garage with wooden opening doors.

HEATING: Gas fired hot water central heating system complemented by sealed double glazed windows in PVC frames.

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

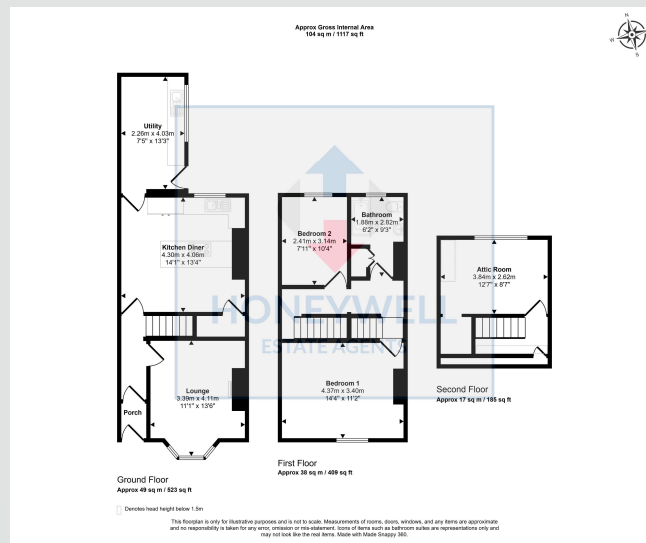
TENURE: Freehold.

COUNCIL TAX BAND C.

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

VIEWING: By appointment with our office.





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.

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