

Kay Street, Clitheroe. BB7 1BX

£155,000 Leasehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

An attractive stone built terrace tucked away off Woone Lane, Kay Street is perfectly positioned for easy walking access to town and its array of amenities and close by to open countryside walks and nearby nature reserve. This well appointed home is attractively presented and provides two excellent receptions, generous well equipped galley kitchen and additional useful utility room. On the first floor are two bedrooms and a modern house bathroom. This lovely home is ideal for first time buyers or investors and perfect for those looking for a hassle free purchase.

Externally there is a rear concrete yard area with lighting, cold water tap, raised planted border, boundary wall and rear gate access. Early viewing is recommended.

## FEATURES

- Attractive Stonebuilt Terrace House
- Well Positioned For Town & Tucked Away
- 2 Bedrooms, Modern Bathroom
- Excellent Lounge & Dining Room
- Modern Kitchen & Additional Utility Room
- Enclosed Private Rear Yard
- Nearby Nature Preserve & Countryside
- Ideal for FTB or Investors



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

External wood front door, tiled flooring.

#### Lounge (front)

13' 4" x 12' 4" (4.06m x 3.76m)

Wall light points, panelled radiator, television point, uPVC double glazed window, cupboard housing meter boxes, wall mounted log effect electric fire.

#### Dining Room (rear)

14' 5" x 13' 5" (4.39m x 4.09m)

Coved cornicing, built-in cupboard in alcove area, large under stairs storage cupboard, staircase leading to first floor, panelled radiator, television point, uPVC double glazed window, feature wall insert with stone hearth.

#### Kitchen

11' 4" x 6' 4" (3.45m x 1.93m)

Excellent galley style kitchen area, with a generous range maple style fitted base units with complementary laminate working surfaces, tiled splash back, coved cornicing, 1½ bowl stainless steel sink drainer unit with mixer tap, gas cooker point, stainless steel extractor filter canopy over, panelled radiator, laminate tiled flooring, uPVC double glazed window and timber framed double glazed window, through to utility area.

### Utility Room

6' 9" x 6' 4" (2.06m x 1.93m)

Co-ordinating Maple style wall and base units with complementary laminate working surfaces, plumbing for washing machine, space for tumble dryer, stainless steel sink drainer unit with mixer tap, panelled radiator, rear uPVC double glazed door, timber framed double glazed window to rear, laminate tiled flooring.

### First Floor

#### Landing

#### Bedroom One (front)

13' 4" x 12' 4" (4.06m x 3.76m)

Excellent double bedroom with carpet flooring, panelled radiator, coved cornicing, uPVC double glazed window.

#### Bedroom Two (rear)

11' 5" x 6' 5" (3.48m x 1.96m) plus storage

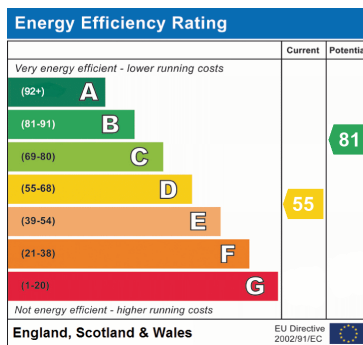
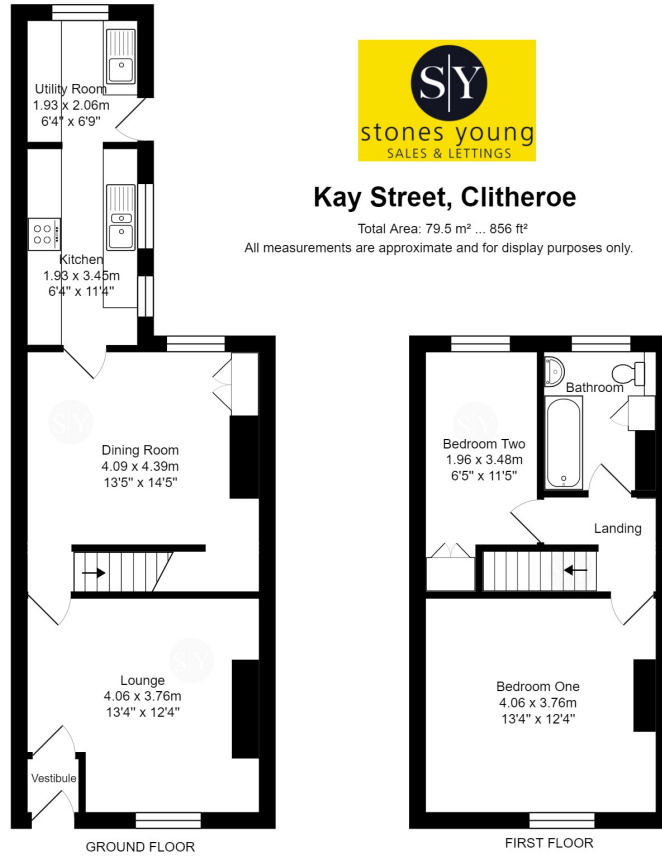
Carpet flooring, panelled radiator, uPVC double glazed window, built-in storage cupboard also housing loft access with drop down ladder and power and lighting.

#### Bathroom

Attractive 3-pce modern white suite, comprising panelled bath with thermostatic shower over and mixer tap, shower screen, pedestal wash basin with mixer tap, low level w.c., shelving in alcove area, built-in storage cupboard also housing wall mounted combination Worcester gas central heating boiler, part tiled walls, uPVC double glazed window, panelled radiator.



# FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.