

St Marys Street, Clitheroe. BB7 2HH

£220,000 Freehold

FOR SALE



stones young
sales & lettings

Clitheroe
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PROPERTY DESCRIPTION

An impressive stonebuilt garden fronted mid terrace house situated in a much sought after position on St Marys Street within prime walking distance of the bustling town centre of Clitheroe with all the amenities, shops, bus interchange and train station all just a stones throw away. This lovely extended home has been recently renovated providing beautiful deceptive internal accommodation over three floors, with many modern comforts and high quality finishes which will be an absolute delight to any discerning new purchaser. The ground floor is sizeable and boasts two good sized reception rooms and hallway, with a delightful spacious fitted kitchen with an Aga, separate fitted utility room, a rear modern two piece cloakroom and an integral flexible fitted rear workshop. There are two bedrooms on the first floor, a superbly appointed spacious four piece modern bathroom with walk-in shower enclosure and generous landing with bespoke spiral staircase leading to a further additional useful attic room on the second floor with fantastic elevated views.

Externally there is a stone paved garden forecourt patio area to the front with pleasant aspects and planting borders. To the rear is an enclosed stone flagged patio area which is private and not overlooked, providing an external power point and lighting and a private covered area. The property is being offered to market as an ideal hassle free purchase for first time buyers, families or investors. An internal inspection is essential to fully appreciate all that this property has to offer.

FEATURES

- Impressive Extended Garden fronted Terrace
- Beautiful Accommodation - High Quality Finish
- 2 Receptions, Stunning Kitchen With Aga
- 2-pce Modern Cloaks, Utility & Flexible Workshop
- 2 Bedrooms & Excellent Useful Attic Room
- Spacious 4-pce Modern Bathroom
- Private Rear Patio; Lovely Front Aspects
- Desirable Town Centre Position



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

with composite external front door, coved cornicing, dado rail.

Hallway

Internal wood glazed door, Amtico flooring, coved cornicing, feature archway with staircase leading to first floor, dado rail, Victorian style central heating radiator.

Dining Room (front)

11'5" x 10'4"

Light and airy room with coved cornicing and ceiling rose, large timber framed window with a lovely aspect looking out towards St Mary's Parish Church and grounds, built-in shelving in alcove area, panelled radiator, beautiful feature cast iron fireplace surround with granite hearth housing living flame coal effect gas fire.

Lounge (rear)

14'1" x 13'3"

Coved cornicing, dado rail, ceiling rose, timber framed double glazed sash style window, Amtico flooring, under stairs storage cupboard, low voltage recessed spot lighting, built-in Sonas speakers, impressive feature marble surround fireplace with granite hearth housing coal effect living flame gas fire, Victorian style central heating radiator, television point.

Kitchen

15'7" x 8'8"(into bay window), 6'7" min Attractive high quality fitted kitchen with a superb range of oak style wall, base and drawer units with complementary granite style working surfaces, tiled splash back, 1½ bowl stainless steel sink drainer unit with granite style integral drainer, chrome mixer tap, under unit LED strip lighting, built-in gas Aga with 2 ovens, integrated dishwasher, space for American style fridge freezer with overhead built-in wine storage racks, low voltage recessed spot lighting, Amtico tiled flooring, built-in Sonas speakers, uPVC double glazed bay window and feature double glazed full length vertical window, rear wood glazed external door to outside.

Utility Room

6'7" x 6'4"

Co-ordinating oak style full length wall units housing wall mounted Vaillant combination gas central heating boiler, also housing plumbing for washing machine, space for tumble dryer, Amtico tiled flooring, panelled radiator, low voltage recessed spot lighting, integral door to workshop store.

Cloakroom

Modern 2-pce white suite comprising low level w.c., pedestal wash basin, part tiled walls, chrome ladder style radiator, low voltage recessed spot lighting, extractor fan, Amtico tiled flooring.

ROOM DESCRIPTIONS

Attached Workshop

9'5" x 5'6"

Useful workshop and storage room with a range of co-ordinated oak style fitted base units with laminate working surfaces, power and lighting, uPVC double glazed window, external rear wood door to outside rear alley.

First Floor

Landing

13'9" x 5'6"

Feature coved cornicing, ceiling rose and dado rail, wood spindle balustrade, bespoke wood open spiral staircase leading to second floor attic room, additional storage under staircase.

Bedroom One (front)

14'1" x 11'5"

Excellent double bedroom with carpet flooring, panelled radiator, television point, feature coved cornicing, ceiling and dado rail, built-in double wardrobe with cupboard over, large timber framed window with attractive outlooks looking across to St Mary's Parish Church.

Bedroom Two (rear)

10'5" x 5'9"

Single bedroom with carpet flooring, panelled radiator, dado rail, timber framed window, telephone point.

Bathroom

10'4" x 7'5"

Impressive spacious 4-pce white suite comprising double corner shower enclosure with thermostatic shower and sliding glazed doors, large double ended bath with tiled surround and central taps with thermostatic fitment over, pedestal wash basin, low level w.c., fully tiled walls, built-in cupboard, built-in Sonas speakers, low voltage recessed spot lighting, ceramic tiled flooring, timber framed window, panelled radiator and additional ladder style radiator.

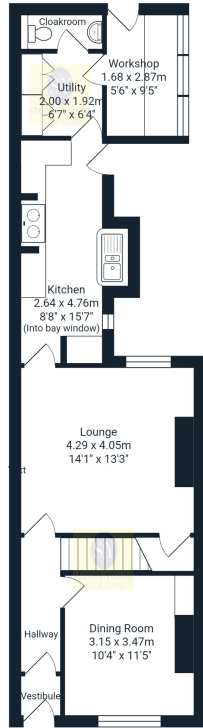
Second Floor

Attic Room

13'4" x 12'2" (some limited head room)
Very flexible and useful spacious room, ideal as an office, study or hobby room with two built-in eaves storage cupboards, wood spindle balustrade, low voltage recessed spot lighting, Velux window with lovely roof top aspects across the town centre towards Clitheroe Castle, St Mary's Parish Church and across toward the fells.



FLOORPLAN & EPC



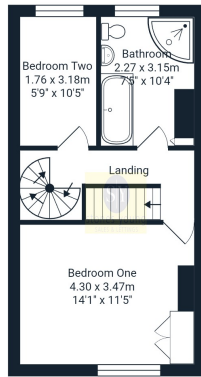
GROUND FLOOR



St Marys Street, Clitheroe

Total Area: 123.0 m² ... 1324 ft²

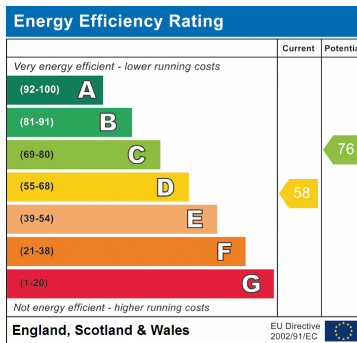
All measurements are approximate and for display purposes only.



FIRST FLOOR



SECOND FLOOR



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.

