

Union Street, Clitheroe. BB7 2NH
Offers in Region of £179,000 Freehold
FOR SALE



stones young
sales & lettings

Clitheroe
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PROPERTY DESCRIPTION

A delightful stonebuilt terraced cottage being brought to the market situated in a favourable position on Union Street, within the sought after Low Moor Region of Clitheroe, positioned close to amenities, a good walking distance to the town centre and transport links and is close by to open countryside with stunning riverside walks and open fields from the doorstep. This lovely home is offering attractive well appointed accommodation which is superbly presented by the current owners. The ground floor benefits a lovely spacious lounge to the front with feature inset fireplace and multi fuel stove. The rear boasts a generous fully fitted kitchen with an array of cream units with plenty of dining space and an array of integrated appliances. On the first floor are two well positioned ample double bedrooms off the landing area and there is a sizeable three piece bathroom with a deluxe modern suite.

Externally to the rear is a pleasant stone flagged rear patio area with lighting, stone boundary wall and rear gate access. Early viewing is recommended to fully appreciate this lovely cottage.

FEATURES

- Delightful Stonebuilt Terrace Cottage
- Beautiful Modern Internal Finish
- Lounge With Feature Fireplace & Stove
- Attractive Modern Fitted Dining Kitchen
- 2 Excellent Double Bedrooms; Gas CH & DG
- Superbly Appointed Spacious Modern Bathroom
- Stone Flagged Rear Patio; Perfect For FTB
- Favoured Location On The Outskirts Of Town



ROOM DESCRIPTIONS

Ground Floor

Entrance

Wood panelled front door.

Lounge

14' 9" x 12' 8" (4.50m x 3.86m)

Laminate wood flooring, k-rendered feature inset fireplace with stone hearth and cast iron multi-fuel stove, cupboards housing meter boxes, spindle staircase leading to first floor, panelled radiator, television point.

Dining Kitchen

14' 5" x 12' 7" (4.39m x 3.84m)

Attractive light and airy kitchen with an array of cream fitted wall and base units with complementary solid wood work surfaces and tiled splash back, Belfast ceramic sink with mixer tap, integrated washing machine, tumble drier and slimline dishwasher, built in stainless steel double oven with 4-ring gas hob and stainless steel extractor filter canopy over, recessed spotlighting, cupboard housing wall mounted combination gas central heating boiler, panelled radiator, uPVC double glazed window, wood stable style external door, vinyl wood effect flooring.

First Floor

Landing

Panelled radiator.

Bedroom One (front)

12' 8" x 11' 9" (3.86m x 3.58m)

Excellent double room with attractive exposed polished wooden flooring, built in storage cupboard, panelled radiator, uPVC double glazed window.

Bedroom Two (rear)

12' 7" x 8' 5" (3.84m x 2.57m)

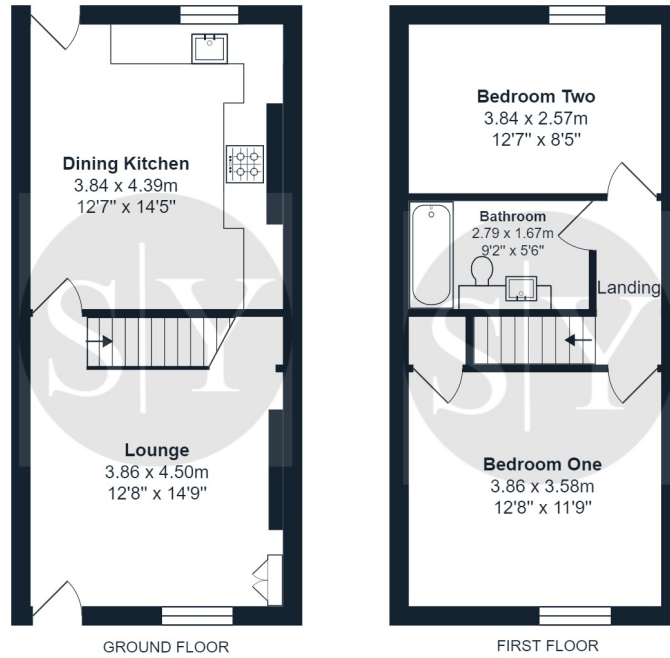
Ample spacious double bedroom with laminate wood flooring, panelled radiator, television point, uPVC double glazed window.

Bathroom

Modern spacious 3-pce white suite comprising panelled bath with mixer tap and shower over, vanity wash basin with mixer tap and concealed low level w.c. with surfaces surround and built in cupboard under, part tiled walls, tiled effect flooring, extractor fan, recessed spotlighting, chrome ladder style radiator.



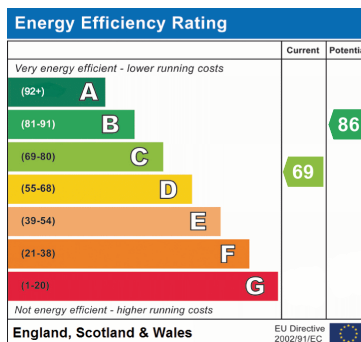
FLOORPLAN & EPC



Union Street, Clitheroe

Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only.



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.

