

Duck Street, Clitheroe. BB7 1LP
Offers in Region of £124,950 Freehold
FOR SALE



stones young
sales & lettings

Clitheroe
50, Moor Lane, Clitheroe, BB7 1AJ

01200 408408
clitheroe@stonesyoung.co.uk

PROPERTY DESCRIPTION

Well positioned on Duck Street is this lovely stonebuilt terraced cottage, located in a prime spot within the bustling town centre of Clitheroe with all the amenities, bars, shops and train station all just a stones throw away. This property is being offered to market with no onward chain and is an ideal opportunity for first time buyers or investors looking for a hassle free purchase. Internally there is a good sized lounge and modern cream fitted dining kitchen with built in oven and hob. There is a spacious ground floor three piece bathroom and useful rear porch and utility area. The first floor provides two good sized double bedrooms.

Externally it boasts a lovely good sized elevated rear decked patio garden which is west facing, a perfect sun trap tucked away which is private with fencing and stone boundary wall. Early viewing is recommended.

FEATURES

- Attractive Stonebuilt Terraced Cottage
- Pleasant Well Appointment Accommodation
- Excellent West Facing Rear Garden
- Prime Town Centre Position
- 2 Double Bedrooms, Gas CH
- Lounge, Modern Dining Kitchen
- Spacious Ground Floor Bathroom; Utility
- Ideal First Time Buy or investment



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

External wood front door

Lounge

14' 1" x 11' 8" (4.29m x 3.56m)

Feature fireplace surround with stone hearth and cast iron insert, timber framed window, wall light points, paneled radiator, TV point, cupboard housing the electric meter box and consumer unit.

Dining Kitchen

11' 5" x 9' 5" (3.48m x 2.87m)

Range of cream fitted wall and base units with complimentary laminate working surfaces, part tiled walls, stainless steel single sink drainer unit with mixer tap, integrated electric oven with four ring gas hob, dishwasher, paneled radiator, vinyl fitted flooring, understairs storage cupboard, staircase leading to first floor.

Ground Floor Bathroom

8' 0" x 7' 6" (2.44m x 2.29m)

Three piece white suite comprising paneled bath with thermostatic shower over, pedestal wash basin, low level WC, tiled flooring, two uPVC double glazed windows, part tiled walls, chrome ladder style radiator.

Rear Porch/Utility

7' 9" x 4' 0" (2.36m x 1.22m)

Vinyl fitted flooring, plumbing for washing machine, space for tumble dryer, rear wood door to the outside.

First Floor

Landing

Loft access.

Bedroom 1 (Front)

14' 5" x 11' 8" (4.39m x 3.56m) including wardrobes.

Excellent double bedroom room with carpet flooring, paneled radiator, timber frame window, fitted wardrobes.

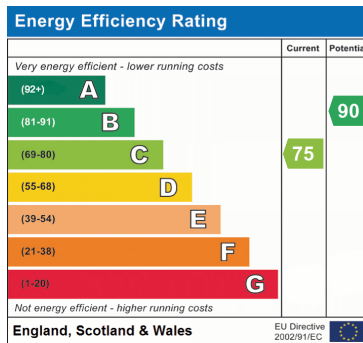
Bedroom 2 (Rear)

10' 3" x 8' 5" (3.12m x 2.57m)

Double bedroom with carpet flooring, paneled radiator, built in storage cupboard housing wall mounted Worcester combination gas central heating boiler, uPVC double glazed window which looks out over the rear garden.



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.