15 ST MARY’S STREET
CLITHEROE
BB7 2HH

£199,950

- Immaculate stone terrace
- Lounge, modern 4-pce bathroom
- Presented to excellent standard
- Gas CH, majority PVC DG
- 3 bedrooms (inc attic bedroom)
- Living room open to superb kitchen
- Sought after town centre location
- 103 m2 (1,118 sq ft) approx.
Renovated throughout and presented to an immaculate standard, this attractive stonebuilt garden-fronted terrace house is situated on this sought-after street in the town centre. The property enjoys great access to the town’s many shops and amenities which are only a short walk away, as well as the railway station and bus interchange.

The accommodation comprises a cosy lounge, bright and spacious living room open into a contemporary fitted kitchen, two first floor bedrooms, an excellent four-piece bathroom and a spacious converted attic bedroom.

Outside is presented to the same standard with low maintenance areas with slate chippings.

LOCATION: From our sales office walk down Castle Street and turn left into King Street. Walk down the road and turn right into Railway View Avenue. Follow the road along into Railway View Road and then turn right into St Mary’s Street. Number 15 is located on the left.

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

ENTRANCE PORCH: With glazed external door, laminate wood effect flooring, meter cupboard.

HALLWAY: With laminate wood effect flooring, staircase to first floor landing.

LOUNGE 3.5m x 3.1m (11’4” x 10’2”); with television point, feature window, meter cupboard.

LIVING ROOM: 4.2m x 4.1m (13’9” x 13’5”); with television point, understairs storage cupboard, low voltage lighting. Open to:

CONTEMPORARY FITTED KITCHEN: 4.0m x 2.0m (13’2” x 6’8”); range of contemporary base and wall storage cupboards with complementary working surfaces and range of built-in appliances including fridge freezer, washer, dishwasher, electric oven, 4-ring electric hob with extractor hood over, one and a half bowl sink unit, low voltage lighting, Velux window, external door to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to second floor.

BEDROOM ONE: 4.2m x 3.4m (13’11” x 11’3”); with low voltage lighting.

BEDROOM TWO: 3.2m x 2.2m (10’6” x 7’1”).
BATHROOM: With 4-piece contemporary white suite comprising pedestal washbasin, low suite w.c., centre bath and corner shower enclosure with plumbed Rainfall shower, heated towel rail, low voltage lighting, tiled floor.

ATTIC BEDROOM: 5.6m x 3.9m (18’3” x 12’8”); with under eaves storage space, combination central heating boiler, low voltage lighting, Velux window.

OUTSIDE: To the front of the property is a small garden area with slate chippings. To the rear is an enclosed yard with slate chippings and paved pathways.

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

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

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.
15 St Mary's Street, Clitheroe, BB7 2HH
MJ/SMR/150519

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041  E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200  E: barrowford@honeywell.co.uk

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.