

24 NEWTON STREET  
CLITHEROE  
BB7 1DD

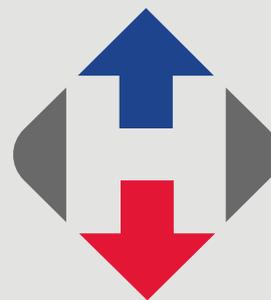
£185,000



- Stonebuilt mid terrace property
- Bright & spacious accommodation
- 2 double bedrooms, 4-piece bathroom
- Good-sized kitchen
- Separate lounge & dining room
- Popular location close to town centre
- Gas CH & UPVC double glazing
- 77 m2 (833 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A stunning garden-fronted mid terrace property which is situated close to Clitheroe town centre, a short walk from its many amenities. The property has been updated throughout by the current vendor and now provides bright, spacious and modern living space throughout.**



**On the ground floor is an entrance hallway, lounge, spacious dining room and good-sized fitted kitchen. The first floor offers two double bedrooms along with a 4-piece house bathroom with a shower.**

**Outside the property enjoys a garden to the front with wrought iron fencing and an enclosed attractive rear yard with flowerbeds.**

**LOCATION:** From our sales office travel down Parson Lane and straight over the roundabout onto Bawdlands. Follow the road along before turning left onto Corporation Street and then left at the T-junction onto Eshton Terrace. Follow the road along over the railway crossing and take the fourth right turn onto Woone Lane. From here take a right onto Victoria Street and then right again onto Newton Street

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

**ENTRANCE HALLWAY:** With part-glazed external door, staircase to the first floor landing, wood effect flooring, ceiling arch and coving.

**LOUNGE:** 3.0m x 3.5m (9'11" x 11'7"); with UPVC window, gas and electric meter cupboards, open fire in feature surround, 2 wall light points and coving.

**DINING ROOM:** 4.0m x 3.6m (13'3" x 11'11"); with wood effect flooring, television point, telephone point, understairs storage cupboard and 'Living Flame' gas fire.

**FITTED KITCHEN:** 2.1m x 4.1m (6'9" x 13'7"); with a range of modern base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring gas hob with a stainless steel extractor hood over, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, space for a dryer, space for fridge-freezer, Worcester combination central heating boiler, fully tiled walls, wood effect flooring and UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 4.2m x 3.6m (13'7" x 11'11"); with feature original fireplace and television point.

**BEDROOM TWO:** 2.1m x 3.7m (6'11" x 12'2"); with built-in wardrobe and television point.





**BATHROOM:** With a 4-piece suite in white comprising a low level w.c., vanity wash-hand basin, panelled bath and a corner shower enclosure with a plumbed Mira shower, majority tiled walls, UPVC window, heated stainless steel towel rail and extractor fan.

**OUTSIDE:** To the front of the property is a garden area with wrought iron fencing and gate, Yorkstone pathway and pebbled area. To the rear of the property is a good-sized enclosed yard area which is flagged and low maintenance with raised flowerbeds.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

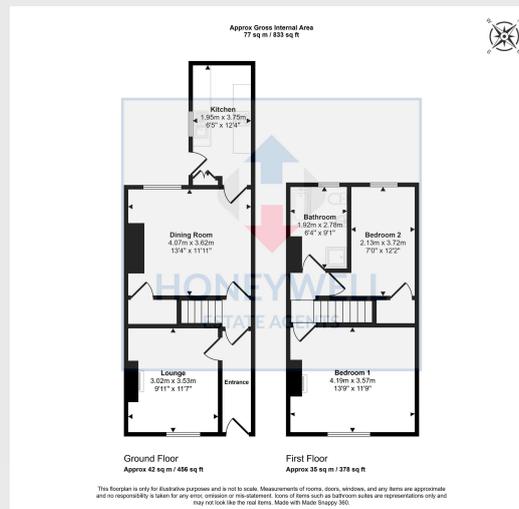
**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating of the property is 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.





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MJ/CE/060326

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