

2 ST MARY'S STREET
CLITHEROE
BB7 2HH

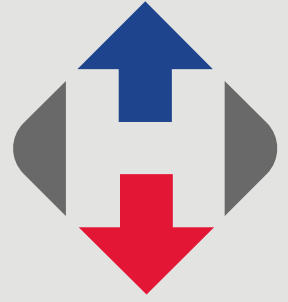
£179,000



- Spacious stonebuilt end terrace
- 2 double bedrooms
- Open-plan lounge & dining room
- Extremely convenient location
- Large bathroom
- Requires some improvement
- Gas CH & PVC double glazing
- 92 m2 (990 sq ft) approx.

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A spacious stonebuilt end terraced house situated in this extremely convenient location, on a quiet street, but yet right on the doorstep of the town centre and all the amenities Clitheroe has to offer. The house does require some cosmetic improvement but offers great space and potential with an entrance hallway, bright through lounge and dining room and kitchen to the rear. Upstairs, there is a spacious landing, two double bedrooms and a large bathroom over the kitchen.



Outside, there is a forecourt garden to the front and an enclosed yard to the rear with raised flower beds. Viewing is essential.

LOCATION: From our office proceed along Castle Street, turn left after Will's into King Street and turn right at the mini roundabout into Railway View Road. St Mary's Street is second on the right.

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

ENTRANCE HALLWAY: Through hardwood front door, coved cornicing, feature plaster arch, picture rail, wall light points and staircase off to first floor.

LOUNGE: 3.3m x 3.8m (10'9" x 12'6"); with feature cornicing, picture rail, wall light points, television point, fireplace with marble hearth and surround, meter cupboard and open to:

DINING ROOM: 3.3m x 4.6m (10'9" x 15'3"); with coved cornicing, picture rail, decorative inset fireplace with stone hearth and feature original storage cupboard set into alcove.

KITCHEN: 2.1m x 4.2m (6'11" x 13'11"); with a fitted range of white wall and base units with

complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit with chrome taps, electric cooker, space for fridge-freezer, plumbing for a washing machine, understairs storage cupboard and door leading to rear yard.

FIRST FLOOR:

LANDING: With feature original spindles and balustrade, storage cupboard with original double doors and loft access.

BEDROOM ONE: 4.3m x 3.8m (14'2" x 12'4"); with picture rail, wall light points, built-in wardrobes with storage cupboards over and dressing table.

BEDROOM TWO: 2.7m x 4.8m (8'10" x 15'7"); with picture rail.

BATHROOM: 3-piece suite in white comprising a low level w.c. with push button flush, pedestal wash-hand basin with chrome taps and a panelled bath with chrome taps with Triton electric shower over with glass shower screen, part-tiled walls and large linen cupboard.





OUTSIDE: To the front is a forecourt front garden with wrought iron railings, wrought iron gate and pathway to front door. To the rear there is an enclosed rear yard with raised planting borders, brick built store and gated access to the side.

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

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

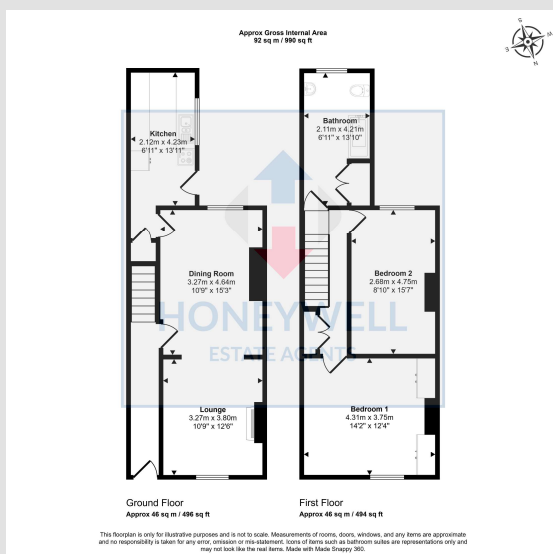
COUNCIL TAX BAND C.

EPC: The energy efficiency rating for this property is E.

VIEWING: By appointment with our office.

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2 St Mary's Street, Clitheroe, BB7 2HH
CD/CJ/140325

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