

24 WILSON STREET  
CLITHEROE  
BB7 1BH

£110,000

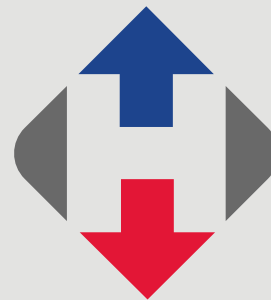


- Stonebuilt mid terrace property
- 2 good-sized bedrooms, bathroom
- Spacious lounge & dining room
- Kitchen, large enclosed rear yard
- In need of full renovation
- Great potential, convenient location
- Gas CH & UPVC double glazing
- 79 m2 (849 sq ft) approx.

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

**Situated a short walk from Clitheroe town centre, Wilson Street is very conveniently positioned for the plentiful local amenities, with Holmes Mill and Primrose Nature Reserve also a short stroll away.**

**The property now requires full renovation throughout but offers spacious accommodation with plenty of potential. On the ground floor an entrance porch and hallway lead to a good-sized lounge and dining room, along with a fitted kitchen. The first floor comprises two bedrooms and a 3-piece bathroom.**



**LOCATION:** From our sales office travel down Parson Lane, proceed straight over the mini roundabout and follow the road straight down Bawdlands. Turn left off onto Corporation Street and then left at the end of the road onto Eshton Terrace. Follow the road over the level crossing and then take the third right turn onto Wilson Street. Number 24 is on the right hand side.

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

**ENTRANCE PORCH:** With external door and part-glazed internal door to hallway.

**LOUNGE:** 3.5m x 3.2m (11'7" x 10'4"); with wall-mounted gas fire, gas and electric meter cupboards, television point.

**DINING ROOM:** 4.7m x 4.1m (15'6" x 13'5"); with wall-mounted gas fire in a feature surround, staircase to the first floor landing and understairs storage cupboard.

**KITCHEN:** 2.4m x 3.8m (7'9" x 12'5"); with base and wall level storage cupboards, gas cooker point, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit, part-tiled walls, part-glazed external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 3.9m x 3.3m (12'11" x 10'8"); with fitted wardrobes to two walls.

**BEDROOM TWO:** 2.2m x 4.1m (7'4" x 13'5"); with fitted wardrobes to one wall and wall-mounted combination central heating boiler.

**BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with electric shower over, vanity curtain and rail, part-tiled walls and built-in storage cupboard.





**OUTSIDE:** To the rear of the property is an enclosed flagged yard.

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

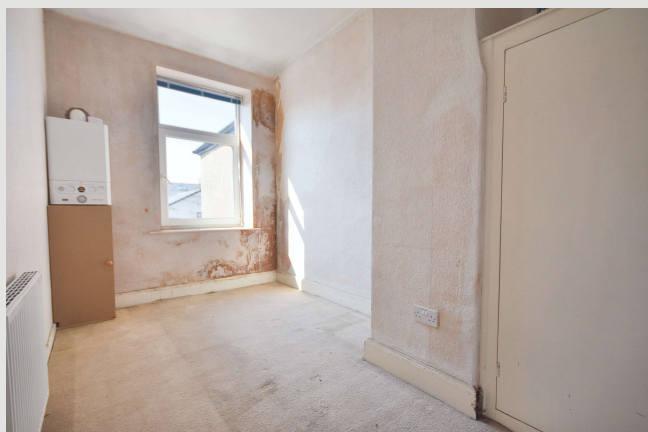
**SERVICES:** Mains water, electricity, gas and drainage are connected.

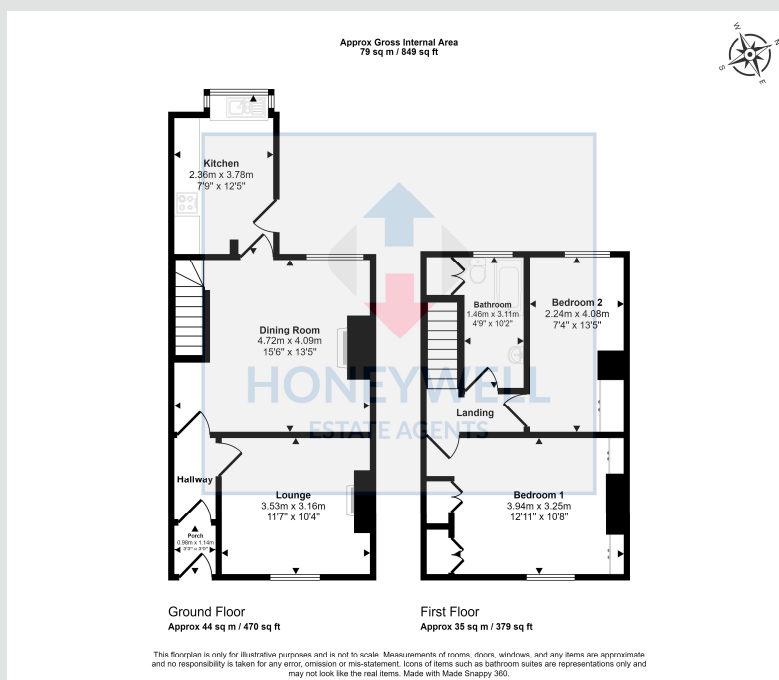
**COUNCIL TAX BAND A.**

**EPC:** The energy efficiency rating for this property is F.

**VIEWING:** By appointment with our office.

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24 Wilson Street, Clitheroe, BB7 1BH  
MJ/CJ/040625

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