

2 BROWN STREET
CLITHEROE
BB7 1DH

£235,000

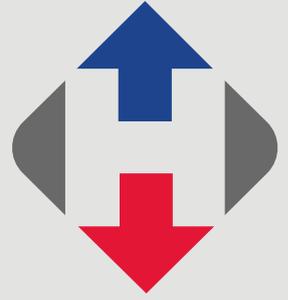


- Modern semi detached house
- Close to the town centre
- 3 bedrooms, 3-piece bathroom
- Lounge with fireplace
- Dining kitchen with French doors
- Driveway and detached garage
- Gardens to front and rear
- 68 m2 (730 sq ft) approx.

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A modern semi-detached home which is located close to the Castle Ground and is only a short walk from the town centre.

This 3-bedroom property offers bright and airy accommodation with an entrance hall, lounge with fireplace, double doors lead to an attractive dining kitchen with French door open onto the garden. Upstairs there are 3 bedrooms with fitted wardrobes in the master plus a modern 3-piece bathroom with shower over the bath. Outside there is a lawned garden to the front, side driveway for 2 cars leading to the garage. There is an enclosed, south-west facing rear garden with lawn, patio and timber summer house. Viewing is essential.



LOCATION: From our Sales office turn left down the hill along Parson Lane, continue straight on at the mini roundabout, cross over the railway into Bawdlands. Turn second left into Henthorn Road and then second left into Brown Street. The house can be found at the far end on the right hand side.

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

ENTRANCE: through half glazed PVC front door into entrance hallway with staircase off to first floor and laminate flooring.

LOUNGE: 3.6m x 4.4m (11'9" x 14'6"); with coved cornicing, windows to front and side elevation, feature fireplace housing living flame coal effect gas fire with marble hearth and surround and oak beam mantle, television point, laminate flooring and double doors leading to:

KITCHEN DINER: 4.6m x 2.9m (15'0" x 9'4"); with fitted range of cream shaker style wall and base units with complimentary dark laminate work surface and tiled splashback. One and a half bowl

stainless steel sink unit with mixer tap, integrated electric fan oven, four ring stainless steel gas hob with stainless steel and curved glass extractor canopy over. Integrated Neff dishwasher, space for fridge freezer, plumbing for a washing machine, space for dining table and chairs, understairs storage cupboard, recess spot lighting. Wall-mounted combination central heating boiler concealed inside a kitchen wall cupboard. PVC glazed French doors opening onto the patio area.

FIRST FLOOR:

LANDING: with loft access with drop down ladder leading to partly boarded loft. Storage cupboard with shelving for towels and linen.

BEDROOM ONE: 4.0m x 2.7m (13'3" x 8'9"); with two windows to front elevation with fitted wardrobe with sliding doors.

BEDROOM TWO: 2.5m x 2.6m (8'4" x 8'7").

BEDROOM THREE: 1.8m x 2.7m (5'11" x 8'9").





BATHROOM: with a 3-piece modern white suite comprising low suite W.C with push button flush, pedestal wash handbasin with chrome mixer tap. Panelled bath with chrome mixer tap and thermostatic shower over with fixed head and separate handheld showerhead and glass shower screen. Chrome heated ladder-style towel rail.

OUTSIDE: To the front of the property is a lawned garden with paved pathway to front door, tarmac side driveway providing parking for 2 cars leading to a single-detached garage with up and over door. The garage has power and light and personal door to the side. Gated access leads to an enclosed lawned rear garden with paved patio area, planted borders, boundary fencing, there is a timber summer house and exterior security lighting.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

TENURE: Leasehold

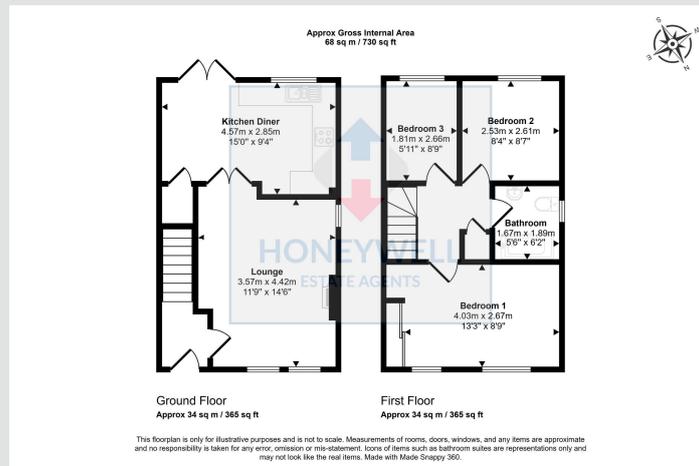
COUNCIL TAX BAND C.

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

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.





Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27+VAT per person for this service.

2 Brown Street, Clitheroe, BB7 1DH
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