



Wilson Street, Clitheroe Offers over £150,000

- End Terrace Property
- Three Bedrooms
- Attic Room
- Fitted Kitchen
- Two Reception Rooms
- Ground Floor Bathroom
- Enclosed Rear Yard
- Garage
- Ideal First Time Buy

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INTRODUCTION

****A DECEPTIVLEY SPACIOUS END TERRACED HOME!****

Situated in the heart of Clitheroe, within walking distance of popular schools, eateries and amenities, stands this fantastic, three storey property with a spacious loft room and a detached garage! Maintained to a good standard internally, the property is ideally suited to a young family or first time buyer.

Comprising briefly; Entrance vestibule leading to a front reception room. Through the front reception room you can access a second reception room, which houses a staircase to the first floor and provides through access to a back hallway. The back hallway leads to a newly fitted, white gloss kitchen and a ground floor bathroom suite'. The bathroom features a state of the art, jacuzzi jet bath.

To the first floor, you will find three bedrooms, a shower room and a storage room/study. The loft is accessible via the first floor landing where you will find a staircase. Externally, the property boasts a detached single garage and an enclosed yard. Viewings can be arranged by calling our Clitheroe office today.

Ground Floor

Entrance Vestibule

4'6 x 3'6 (1.37m x 1.07m)

UPVC double glazed front entrance door, wood effect flooring and hardwood single glazed door to reception room one.

Reception Room One

15' x 11'5 (4.57m x 3.48m)

UPVC double glazed window, central heating radiator, wood effect flooring, television point, contemporary living flame gas fireplace and open to reception room two.

Reception Room Two

14'4 x 12'9 (4.37m x 3.89m)

UPVC double glazed window, wood effect flooring, combination boiler, fitted base units, television point, space for dryer and open to the back hall.

Back Hall

4'8 x 2'5 (1.42m x 0.74m)

Slate effect flooring and doors to kitchen and bathroom.

Bathroom

9'6 x 5'10 (2.90m x 1.78m)

UPVC double glazed frosted window, three piece suite comprising: multi jet jacuzzi bath with direct feed shower overhead, twin flush WC, table top wash basin, chrome heated towel rail, part PVC panelled elevations, part tiled elevations and shaving point.

Kitchen

9'10 x 8'10 (3.00m x 2.69m)

UPVC double glazed window and door to the rear, range of white gloss wall and base units with black laminate surfaces and tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, integrated electric oven, five ring gas hob, extractor hood, composite one and a half bowl sink, drainer and mixer tap and central heating radiator.

First Floor

Landing

20'1 x 6'1 (6.12m x 1.85m)

Smoke alarm, central heating radiator, linen cupboard and doors to three bedrooms, office and shower room.

Bedroom One

12'3 x 7'8 (3.73m x 2.34m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

9'9 x 8'3 (2.97m x 2.51m)

UPVC double glazed window, central heating radiator, television point and loft access.

Bedroom Three

11'5 x 7'8 (3.48m x 2.34m)

UPVC double glazed window, central heating radiator and television point.

Office

8'6 x 6'9 (2.59m x 2.06m)

Central heating radiator.

Shower Room

6'1 x 5'9 (1.85m x 1.75m)

UPVC double glazed frosted window, three piece suite comprising: corner shower enclosure, twin flush WC, pedestal wash basin, part PVC panelled elevations, spotlights and central heating radiator.

Second Floor

Attic Room

13'7 x 12'1 (4.14m x 3.68m)

Skylight window, spotlights, television point and eaves storage.

External

Rear

Enclosed yard and detached garage with power and lighting.

Agents Notes

The property is Freehold and Council Tax Band A.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(32-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		