



## 28 Brook Street, Clitheroe

£105,000 Freehold

Well appointed stone mid-terraced house within superb walking distance to town centre. Ideal for investors or first-time buyers with 2 bedrooms, excellent attic room, 2 receptions and breakfast kitchen, with enclosed rear yard. Perfect opportunity with no onward chain and potential to enhance and modernise further.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Situated in a convenient yet tucked away position close to the town centre, this spacious stone-built mid-terraced house offers a fantastic opportunity for investors or first-time buyers alike. Boasting a practical layout, the property features two ample bedrooms with an excellent flexible and generous attic room and three-piece bathroom. On the ground floor is a separate lounge and dining room and an extended breakfast kitchen to the rear with built in oven and hob. The property is being offered to the market with no onward chain and is ideal for anyone looking for a quick hassle free purchase. There is potential to enhance and modernise the property further to suit individual preferences and presents a blank canvas for those seeking to put their own stamp on a home in a convenient location. The recent reduction in price is to reflect that the property will require an electrical rewire. Externally there is an enclosed private rear yard. The property is within fantastic walking distance to the town's amenities, schools and train station. Early viewing is recommended.

- Stone Built Mid Terrace House
- Tucked Away Position Close To Town Centre
- Fitted B/fast Kitchen; Lounge & Dining Room
- 2 Ample Bedrooms & Excellent Spacious Attic Room
- 3-pce Bathroom; No Onward Chain
- Enclosed Rear Yard
- Potential to Enhance & Modernise Further
- Ideal For Investors Or First Time Buyer



**Entrance**

External wood front door leading into front lounge.

**Lounge**

Carpet flooring, television point, uPVC double glazed window.

**Dining Room**

Carpet flooring, panelled radiator, built-in storage cupboard also housing combination gas central heating boiler, under stairs cupboard, staircase leading to first floor, uPVC double glazed window.

**Kitchen**

Range of white wall, base and drawer units with complementary laminate working surfaces, space for fridge freezer, 4-ring gas hob, electric oven under, extractor filter canopy over, stainless steel 1½ bowl sink drainer unit with mixer tap, plumbing for washing machine, breakfast bar area, recessed spotlighting, wood style flooring, uPVC double glazed window, external rear door to outside.

**Landing**

Carpet flooring, recessed spotlighting, door and staircase leading to attic room.

**Bedroom One**

Carpet flooring, panelled radiator, uPVC double glazed window.

**Bedroom Two**

Carpet flooring, panelled radiator, uPVC double glazed window.

**Bathroom**

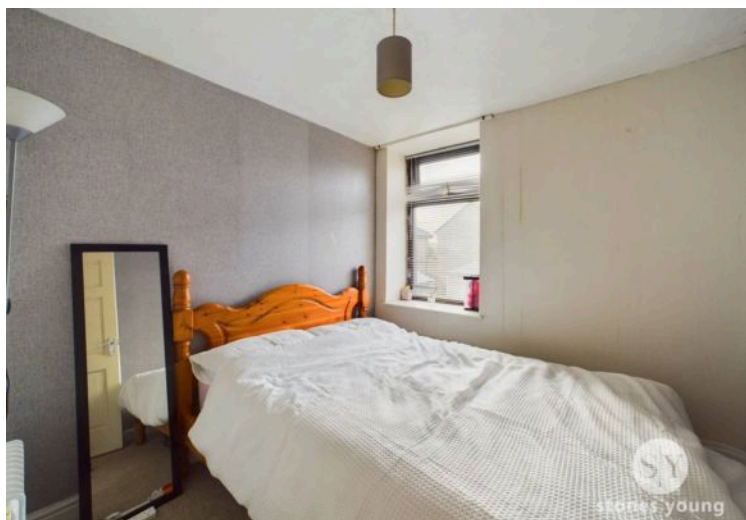
White 3-pce suite comprising panelled bath with shower over, pedestal wash basin with mixer tap, low level w.c., panelled radiator, uPVC double glazed window, part shower boarded walls.

**Attic Room**

Spindle balustrade, excellent flexible storage room, with velux window, eaves storage cupboard.

**Additional Information**

Please note: The recent reduction in price is to reflect that the property will require an electrical rewire.





Approximate total area<sup>(1)</sup>

835.07 ft<sup>2</sup>

Reduced headroom

114.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

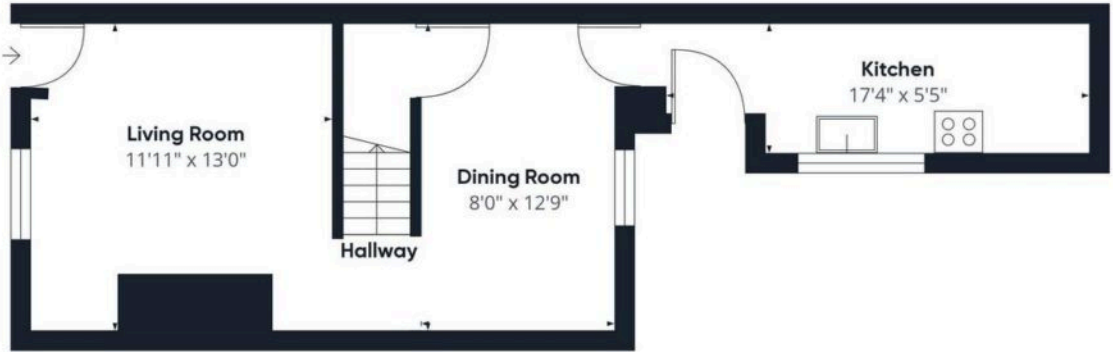
Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

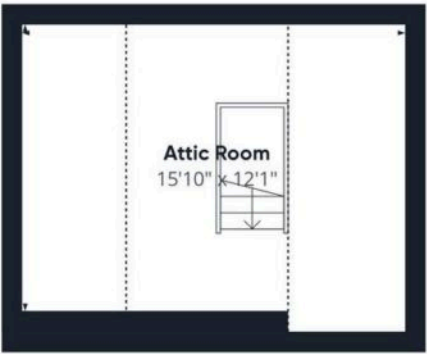
GIRAFFE360



Floor 0



Floor 1



Floor 2