



30 Brownlow Street, Clitheroe

£149,950 Leasehold

Located in a popular area close to the town centre, with good walking distance to local amenities and schools. This attractive 2 double bedroom stonebuilt mid-terraced property offers extended and well-appointed accommodation throughout, making it an ideal choice for first time buyers or investors alike. The interior boasts a modern and stylish design with 2 double bedrooms, a modern 3-piece shower room, a spacious lounge, and dining room.

Council Tax band: A

Tenure: Leasehold



Located in a popular area close to the town centre, with good walking distance to local amenities and schools. This attractive stonebuilt mid-terraced property offers extended and well-appointed accommodation throughout, making it an ideal choice for first time buyers or investors alike. The interior boasts a modern and stylish design with 2 double bedrooms, a modern 3-piece shower room, a spacious lounge, and dining room. The heart of the home is the superb light and airy extended modern cream fitted kitchen with integrated Neff double oven and grill. Additionally, the property benefits from gas central heating, uPVC double glazing, and is being offered chain-free, ensuring a hassle-free purchase experience.

Externally there is a private attractively laid Indian stone flagged rear patio, offering a peaceful retreat and low maintenance. There is external lighting, a cold water tap, and well-maintained walls and fencing for added privacy with rear gate access. The property offers a blend of comfort and modern functionality, viewing is highly recommended.

- Attractive Stonebuilt Mid Terrace
- Extended Well Appointed Accommodation
- 2 Double Bedroom, Modern 3-pce Shower Room
- Lounge & Dining Room
- Superb Modern Cream Fitted Kitchen
- Private Indian Stone Flagged Rear Patio
- Gas CH & uPVC DG; No Chain
- Popular Location; Perfect For FTB/Investors



Entrance Vestibule

uPVC front door, laminate flooring.

Lounge

13' 9" x 12' 9" (4.19m x 3.89m)

Coved cornicing, laminate wood style flooring, wall light points, TV point, gas fire and stone feature surround, uPVC double glazed window, panelled radiator.

Dining Room

12' 8" x 12' 0" (3.86m x 3.66m)

Attractive wood style flooring, panelled radiator, recessed spotlighting, understairs storage cupboard, TV point, staircase leading to first floor.

Kitchen

10' 3" x 9' 0" (3.12m x 2.74m)

Excellent extended fitted kitchen with a modern range of cream fitted wall, base and drawer units with complementary laminate working surfaces and upstands, eye level Neff integrated stainless steel electric oven and grill, 4-ring gas hob and splash back and extractor filter canopy over, built in fridge and freezer, plumbing for washing machine, dishwasher and tumble dryer, single sink drainer unit with mixer tap, under unit spotlighting, tiled flooring, panelled radiator, uPVC double glazed window and external rear door, cupboard housing combination gas central heating boiler, recessed spotlighting.

First Floor Landing

Loft access with drop down ladder to fully boarded storage area.

Bedroom One

13' 11" x 12' 10" (4.24m x 3.91m)

Spacious, double room, panelled radiator, TV point, uPVC double glazed window.

Bedroom Two

9' 1" x 7' 4" (2.77m x 2.24m)

Double room with laminate wood style flooring, uPVC double glazed window, panelled radiator, TV point, recessed spotlighting.

Shower Room

Modern 3-pce white suite, shower enclosure with direct feed shower, low level w.c., vanity unit with sink and mixer tap, cupboard under, chrome ladder style radiator, part tiled walls, wood style flooring, recessed spotlighting, extractor fan, uPVC double glazed window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
711.96 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360