

# FOR SALE

**John Pallister**  
Chartered Surveyors



53 Peel St.  
Clitheroe  
BB7 1NF



2 Bedroom mid-terrace in need of some  
minor improvement works



**OIRO £127,000**

**The Coach House**  
28 Duck Street  
Clitheroe  
BB7 1LP

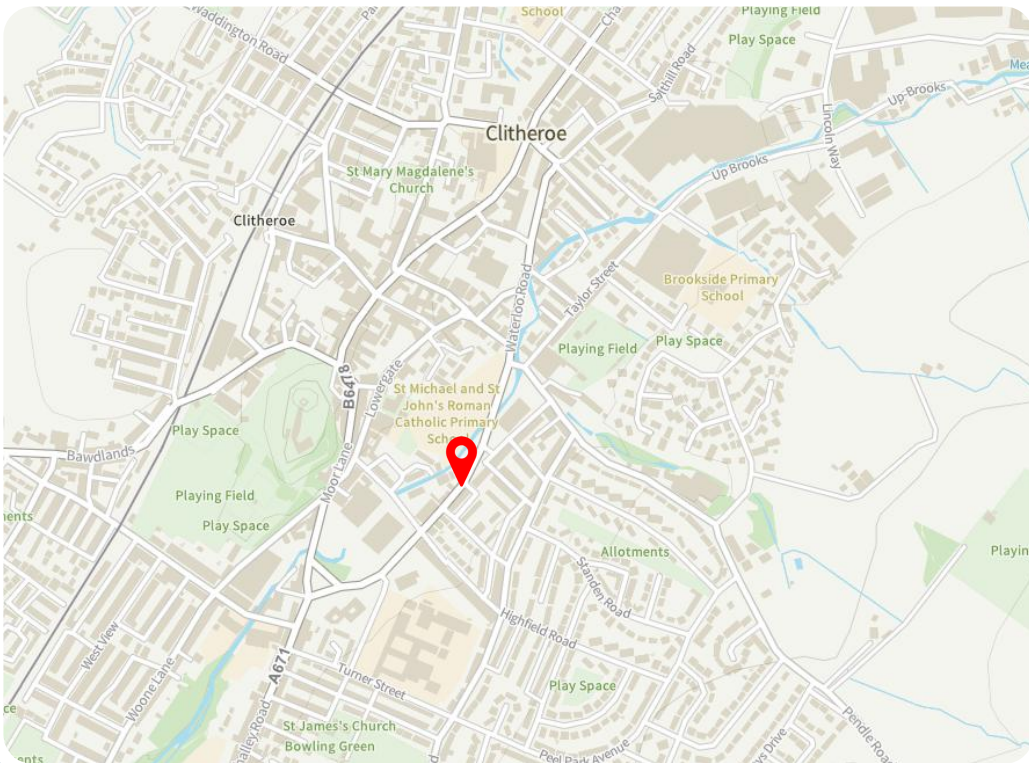
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53 Peel Street  
Clitheroe  
BB7 1NF



Of Interest To First Time Buyers, Keen DIY-ers and Property Investors

This stone built, two-bedroom mid terrace house lies close to the town centre and has good access to local shops and super markets, and lies outside of the Clitheroe Conservation Area. Whilst the property has modern PVC doors and windows, is heated almost throughout via a gas combination boiler and has a relatively modern shower room, it would now benefit from some modernisation works, eg a new kitchen, décor, minor damp remedial works and possibly some wiring improvements etc.

**Directions:**

From Clitheroe Town Centre proceed down Castle Street and Market Place, turning right down Wellgate. At the 'T' junction with Waterloo Road, turn right, proceed straight over the mini roundabout into Peel Street. No. 53 is located on the left hand side and indicated by our For Sale board.

**Offers in the Region of £127,000**

**By Informal Tender 12 noon Friday 12th July 2024**

## 53 Peel Street

The accommodation briefly comprises; (All sizes approximate)

**Entrance Vestibule:** with glazed door.

**Entrance Hallway:** with radiator and stairs to first floor.

**Living Room:** 9'6" (2.91m) max x 12'10" (3.92m) with radiator and window.



**Dining Room:** 10'8" (3.26m) x 12'3" (3.74m) with radiator, window and cupboard under stairs.

**Kitchen:** 7' (2.12m) x 9'1" (2.77m) with range of kitchen units including electric oven and hob, sink with mixer tap, plumbing and drainage for auto washer, window and door to rear yard.

**Staircase to First Floor, Landing.**

**Front Bedroom:** 13' (3.95m) x 13'5" (4.08m) with radiator and window.

**Rear Bedroom:** 7'5" (2.27m) x 10' (3.32m) with window and cupboard over stairs.

**Bathroom:** 4'4" (1.33m) x 7'11" (2.41m) with walk-in shower, WC, washbasin, radiator and window. Worcester combination boiler in a cupboard.



**Outside:** The property has an enclosed rear yard with two outhouses, one with outside WC. On street parking is available in the area.

**Services:** Mains services are supplied for Gas, Electricity and Drainage.





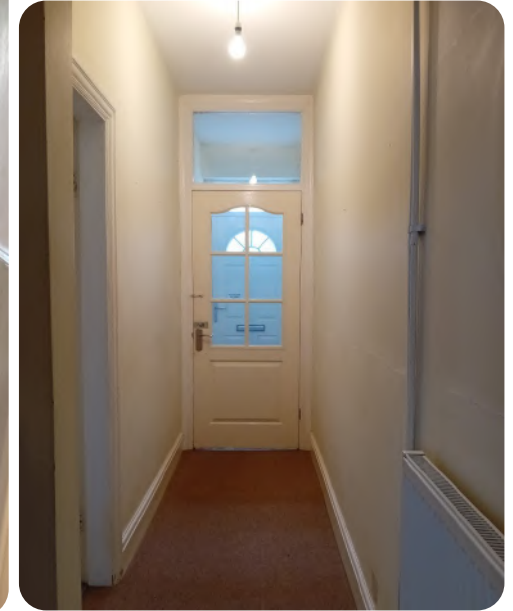
**Money Laundering**

Please bear in mind that the Agent will require from any purchaser looking to offer on a property; confirmation of the purchasers ability to fund the purchase, their solicitor’s contact details and 2 forms of identification.

**Health & Safety**

Care should be taken when viewing the property, even when accompanied:

- The Agent accepts no responsibility for any loss or damage caused when viewing the property



**Viewings**

All viewings are **strictly by appointment** with the agents only

**Method of Sale:**

For sale by Informal Tender. Tender Forms (available to download from the website or paper copies by request from the agents) must be received by the office by

**12 Noon Friday 12th July 2024**

In an envelope clearly marked ‘53 Peel Street’

The vendors retain the right not to accept the highest or any Tender Offer received.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



**John Pallister** for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

