



## 33 Newton Street, Clitheroe

£149,000 Leasehold

SPACIOUS THREE BEDROOM TERRACED HOME WITH ENDLESS POTENTIAL AND NO CHAIN DELAY\* Located in this central Clitheroe location, this property boasts impressive accommodation with potential to add value and make your own.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



*SPACIOUS THREE BEDROOM TERRACED HOME WITH ENDLESS POTENTIAL AND NO CHAIN DELAY\** Located in this central Clitheroe location, this property boasts impressive accommodation with potential to add value and make your own.

Internally, the property has an impressive footprint with downstairs possessing two reception rooms, currently opened up, but having the potential to separate therefore offering a versatile living accommodation. With high ceilings, the light floods throughout the downstairs. Through the reception rooms, you'll find the kitchen with ample worktop space. For those looking for further development potential, the garage sits around the back of the property where to footprint can be utilised to extend the kitchen or create a utility or downstairs WC.

Head upstairs and the room sizes will continue to impress. The three bedrooms are well proportioned, two of which are doubles and the third a generous single offering the option for a home office. The wet room completes the upstairs featuring a walk in shower, WC and sink.

Externally, there is garden forecourt to the front, a small south facing patio where you can enjoy a small dining set enjoying the summer sun. The single garage utilises the remaining garden space with power and lighting, ideal storage or potential for development

- Three Generous Bedrooms, Garden Fronted
- Two Large Reception Rooms
- Central Clitheroe Location Within Walking Distance to Town Centre and Amenities
- No Onward Chain
- Not on a Water Meter
- Four Year Old Combi Boiler
- Single Garage to the Rear
- Council Tax Band B



**Vestibule**

Solid wood flooring

**Hallway**

Solid wood flooring, stairs to first flooring, panel radiator, hallway archway and coving

**Lounge**

Laminate flooring fireplace with electric fire, panel radiator, original decorative coving, uPVC double glazed windows

**Second Reception**

Carpet flooring, fireplace with gas fire, panel radiator, uPVC double glazed window

**Kitchen**

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, space for under counter appliances, space for electric cooker, vinyl flooring, under stairs storage, panel radiator, upvc double glazed window and back door.

**Landing**

Carpet flooring

**Bedroom 1**

Carpet flooring, panel radiator, upvc double window

**Bedroom 2**

Carpet flooring, fitted wardrobe housing boiler, panel radiator, upvc double window

**Bedroom 3**

Carpet flooring, panel radiator, upvc double window

**Bathroom**

Three piece suite with walk in shower, Wc and sink, upvc double glazed window, panel radiator





Approximate total area<sup>(1)</sup>  
1076 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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