



21 Curzon Street, Clitheroe

Clitheroe

Offers Over £150,000

21 Curzon Street

Clitheroe, Clitheroe

This well presented stone fronted mid terrace house offers a wonderful opportunity for first time buyers or those seeking a conveniently located home with character. Situated in a popular residential area, the property is ideally positioned for access to local amenities, schools, and transport links. Upon entering, you are greeted by a welcoming lounge featuring tasteful décor and ample natural light, providing a comfortable space for relaxation. The fitted kitchen is thoughtfully designed with a range of base and wall units, integrated appliances, and space for dining. To the rear, a practical vestibule area offers additional storage or utility space. The stylish ground floor bathroom is finished to a high standard, featuring a modern suite with contemporary fittings. Upstairs, there are two generous double bedrooms, both well proportioned and offering plenty of space for furnishings and storage. The property benefits from gas central heating, ensuring comfort throughout the year, and is offered with no onward chain, making for a smooth and straightforward purchase.

Outside, the property boasts an enclosed rear yard, providing a private and low maintenance outdoor area. The rear yard also features gated access, allowing for convenient entry and exit while maintaining privacy. The front of the property is attractively presented with its stone façade, adding to the overall kerb appeal.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: A

Tenure: Leasehold

- Well Presented Stone Fronted Mid Terrace House in convenient location
- Lounge, Fitted Kitchen, Rear Vestibule Area, Stylish Ground Floor Bathroom
- 2 Double Bedrooms, Gas Central Heating
- Enclosed Rear Yard, Popular and Convenient Location
- Ideal First Time Buyer Home, No Onward Chain





Lounge

12' 8" x 13' 3" (3.87m x 4.03m)

Kitchen

12' 9" x 12' 3" (3.89m x 3.74m)

Vestibule

4' 11" x 3' 6" (1.51m x 1.06m)

Bathroom

4' 11" x 7' 1" (1.50m x 2.15m)

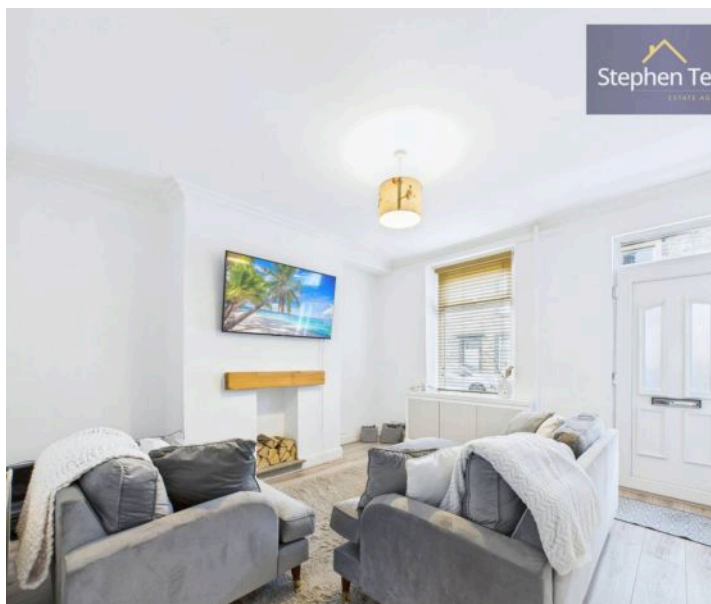
Landing

Bedroom 1

12' 8" x 13' 1" (3.85m x 3.99m)

Bedroom 2

10' 10" x 8' 0" (3.29m x 2.45m)





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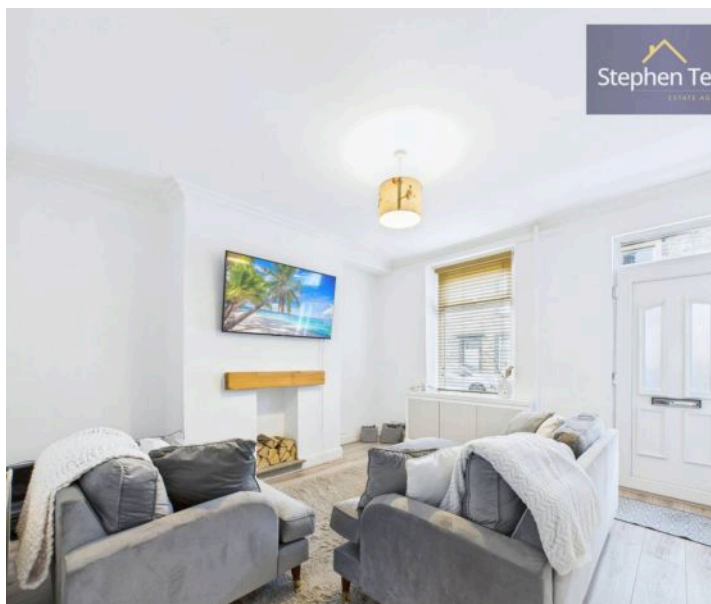
Landing

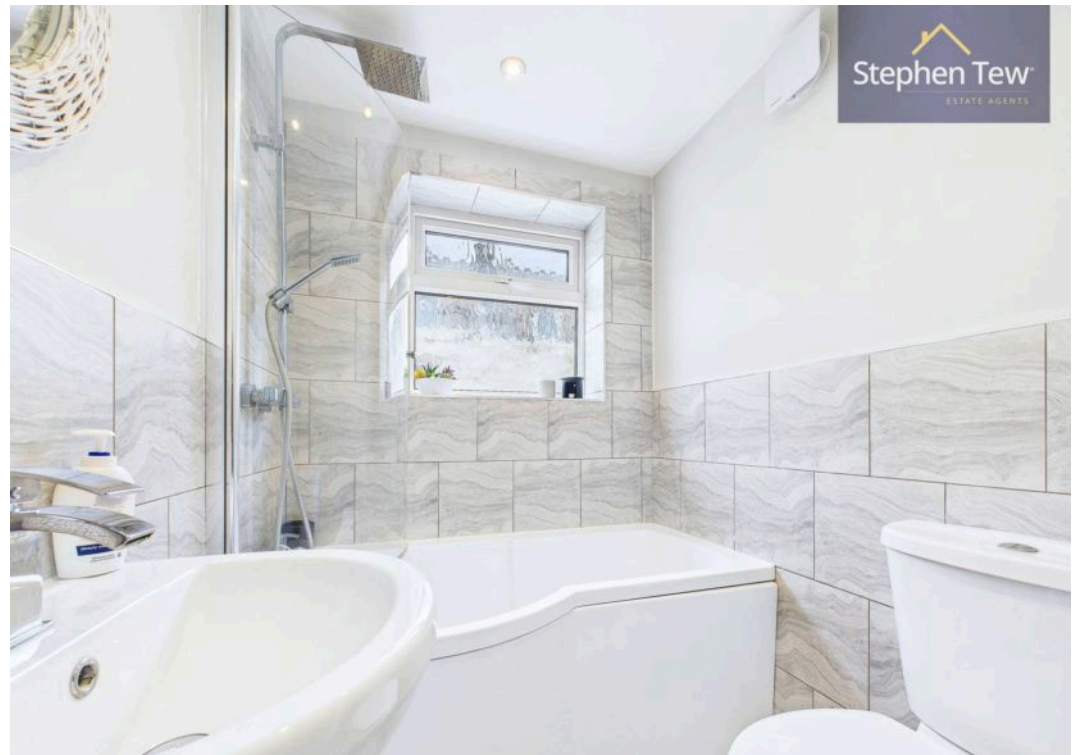
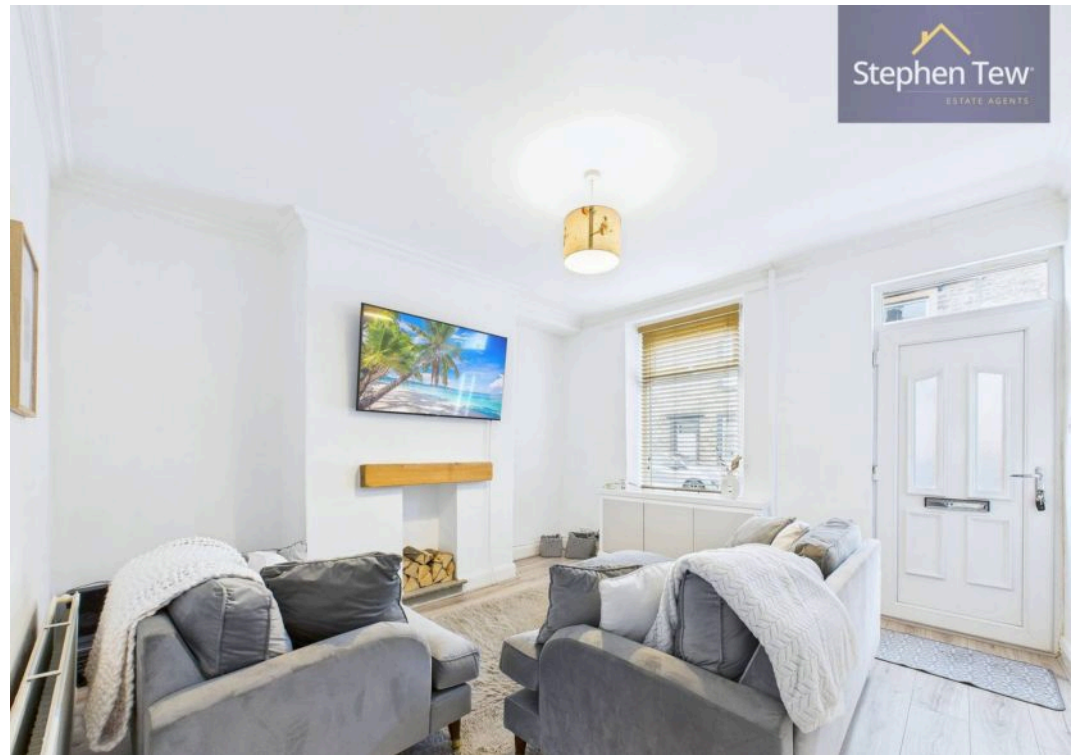
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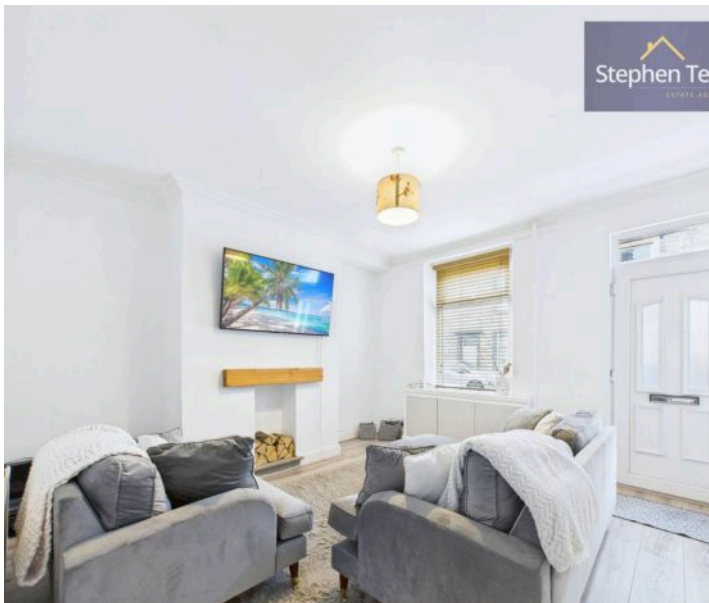






YARD

ON STREET





Floor 1



Approximate total area¹⁾

366 ft²
34.1 m²

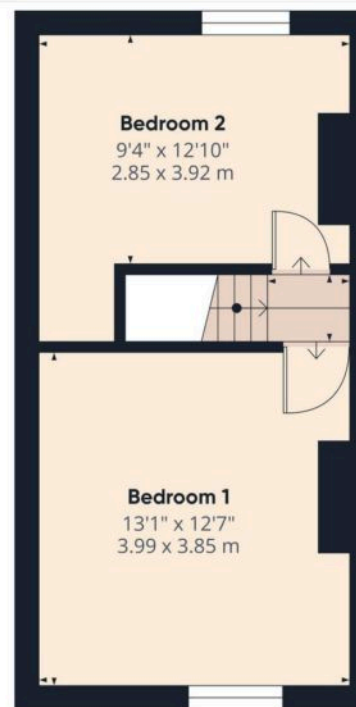
Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

DISAFL 360



Floor 2



Approximate total area¹⁾
297 ft²
27.5 m²

(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.

DISAFL 360



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