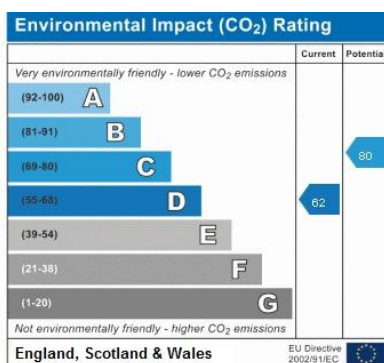
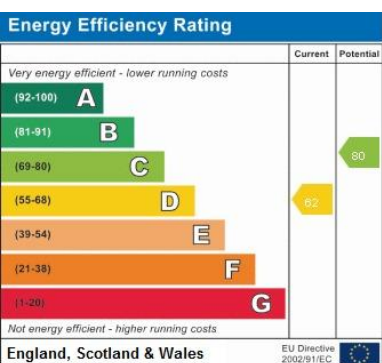




46 Newton Street, Clitheroe, BB7 1DD

Price: £125,000



- Gas central heating
- Double glazing
- Large living room
- Two Reception Rooms
- Large kitchen
- No Chain!
- Located close to local amenities
- Schools nearby

46 Newton Street, Clitheroe

FULL DESCRIPTION

This spacious two bedroom mid terrace house is located in a convenient position close to local amenities, schools, shops and bus routes. The home offers two reception rooms, large kitchen, two bedrooms and a family bathroom. The home is warmed by gas central heating and double glazing. The property has been priced attractively due to modernization being required. NO CHAIN INVOLVED!

ENTRANCE HALL

Double glazed door and window. Central heating radiator. Laminate floor.

LOUNGE

12' 0" x 10' 0" (3.67m x 3.07m)

Fireplace. Double glazed window. Central heating radiator.

DINING ROOM

13' 6" x 13' 0" (4.14m x 3.97m)

Fireplace. Built in storage room. Laminate floor. Double glazed window. Central heating radiator.

KITCHEN

13' 11" x 6' 10" (4.25m x 2.10m)

Double glazed door and window. Stainless steel sink unit. Fitted base unit. Central heating radiator.

STAIRS AND LANDING

BEDROOM 1

13' 6" x 12' 2" (4.13m x 3.73m)

Double glazed window. Central heating radiator.

BEDROOM 2

12' 5" x 6' 5" (3.81m x 1.98m)

Double glazed window. Central heating radiator. Built in storage cupboard.

BATHROOM

Bath. WC. Pedestal hand basin. Part tiled. Extractor fan. Double glazed window. Over the bath shower. Central heating radiator.

GARDENS

To rear.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21



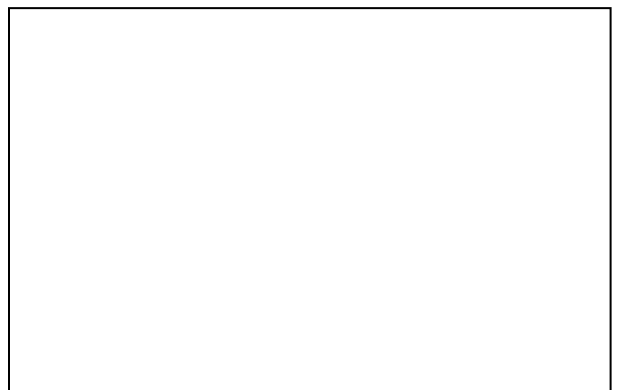
46 Newton Street, Clitheroe

D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

21/07/2023



46 Newton Street, Clitheroe

Ground Floor

Approx. 918.9 sq. feet



First Floor

Approx. 713.2 sq. feet



Total area: approx. 1632.1 sq. feet