



# 45-47 Moor Lane

Clitheroe | Lancashire | BB7 1BE

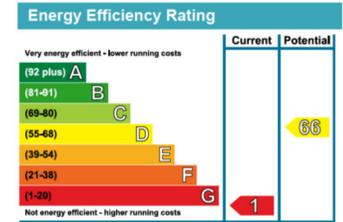
**MSW HEWETSONS**



# 45-47 Moor Lane

## Guide Price of £225,000

# Particulars of sale



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A rare re-development opportunity on the high street of Clitheroe to purchase two original cottages and shop in need of significant refurbishment. The property was originally two cottages and a small retail unit which has been amalgamated into one property with significant lower ground floor accommodation to the rear. The property could either be re-developed as one large unit or two separate units depending on the purchaser's requirements.

### Accommodation comprising

#### 45 Moor Lane Ground Floor

##### Living Room

Original timber sash window front elevation, original fireplace (now blocked), timber shelving and cupboard, understairs store.

##### Kitchen

Original solid fuel Rayburn, double drainer stainless sink unit fitted kitchen base and wall units, large picture window to the rear elevation with open views towards Pendle. Connecting door to 47 Moor Lane

##### First Floor

###### Staircase

Original return staircase leading to first floor accommodation, small storage porch with window to front elevation.

##### Landing

Open landing area.

##### Bedroom One

Original timber sashed window to front elevation.

##### Bedroom Two

Timber sash window to rear elevation. (Door connecting to 47 Moor Lane first floor)

##### Bathroom

Containing three piece suite comprising original cast iron bath, pedestal wash hand basin, low level wc, wall mounted electric shower over bath, cylinder cupboard with cylinder and emersion, timber sashed window to rear elevation.

#### 47 Moor Lane Ground Floor

Timber glazed entrance door, large glazed shop window, timber panelled walls.

##### Store Room

Lean to store room at the base of the staircase, timber glazed window to front elevation, wall miniature window, original stone sink.

##### Living Room

Original fireplace, two timber sash windows to rear elevations with views to Pendle.

##### Staircase

Stone staircase leading to lower ground floor areas.

##### First Floor

###### Staircase

Timber staircase leading to first floor accommodation.

##### Landing

Open landing area.

##### Bedroom One

Timber sash window to front elevation.

##### Bedroom Two

Single glazed timber sashed window to rear elevation with views to Pendle.

##### Bedroom Three

Single glazed sash timber window to rear elevation to rear elevation with view to Pendle, original fireplace, access door to first floor of 45 Moor Lane.

##### Lower Ground Floor

The lower ground floor runs beneath both 45 & 47 Moor Lane.

##### Room One

Timber entrance door, entrance porch, timber sash window to rear elevation, partitioned area to the rear.

##### Room Two

Access from one, timber glazed window to rear elevation, original fireplace to partitioned area, access to staircase leading to ground floor accommodation.

##### Services

Mains electricity, mains water and mains sewers. Gas not installed but available from the main street.

##### Tenure

Freehold with the benefit of vacant possession upon legal completion.

##### Council Tax

Band C payable to Ribble Valley Borough Council.

##### Informal Tender Sale

The sale is being dealt with by informal sealed tender. All tender bids will need to be received by MSW Hewetsons by 12 noon on 20th September 2019. Tender documents available by the selling agent.

**Please Note:** MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



**MSW HEWETSONS**

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