



77 Taylor Street

Clitheroe | BB7 1NL

MSW HEWETSONS

Surveyors • Estate Agents



**77 Taylor Street
Clitheroe
BB7 1NL**

£112,500

**A traditional flush
face, stone terraced
house situated
in a popular and
accessible
residential area**

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.

6-8 Church Street
Clitheroe
Lancashire BB7 2DG
Telephone: (01200) 42 41 42
Facsimile: (01200) 42 44 42
colin@mswhewetsons.co.uk
liz@mswhewetsons.co.uk

www.mswhewetsons.co.uk
www.ribblevalleyproperty.com

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Construction

The property is constructed of course stone work with pitched slate roof supported on timber.

Accommodation

Ground Floor: Entrance Porch

Traditional timber panelled entrance door with glazed top window, service cupboard leading to:

Sitting Room

Original tiled fireplace with 'Cannon' gas fire and raised tiled hearth. Sealed unit uPVC double glazed window to front elevation.

Living Kitchen

Single drainer stainless steel sink unit with tiled splash backs, fitted base and wall units, plumbed for automatic washing machine, 'Leisure Finesse' gas oven with gas hob, wall mounted gas fire. Sealed unit uPVC double glazed window to rear elevation. Under stairs storage area.

Rear Porch

Timber door leading to external rear gardens.

WC

Low level WC and bracket wash hand basin, sealed unit uPVC double glazed window.

First Floor:

Staircase

Traditional timber staircase with twin hand rail.



Landing

Small landing with hand rail.

Bedroom One (front elevation)

Sealed unit uPVC double glazed window to front elevation. Original tiled fireplace with raised tiled hearth, built-in cloaks cupboard.

Rear Landing Area

Bedroom Two (rear elevation)

uPVC double glazed windows to rear elevation.

House Bathroom

Containing three piece suite comprising handle grip panel bath with tile splash backs. Pedestal wash hand basin, low level WC, hand rail. Small uPVC double glazed window to rear elevation, extractor fan. Worcester wall mounted gas boiler providing domestic hot water. Linen storage cupboard.

External

Enclosed rear yard area, garden borders, small garden store and timber gate to rear.

Services

Main electricity, mains water, mains gas and mains sewers

Tenure

Leasehold - a nominal annual fee is payable.

Special Note: MSW Hewetsons would declare that in order to adhere to professional codes of practice we would confirm that the vendor of this property is an employee of this firm.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
For energy efficient - lower running costs (A2-105) A (B1-91) B (C9-67) C (D5-60) D (E9-54) E (F1-30) F (G-00) G		For environmentally friendly - lower CO ₂ emissions (A2-105) A (B1-91) B (C9-67) C (D5-60) D (E9-54) E (F1-30) F (G-00) G	
	28 → 29	41	42
Not energy efficient - higher running costs England & Wales		Not environmentally friendly - higher CO ₂ emissions England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	