

**Littlemoor View, Clitheroe. BB7 1HS**  
**Offers in Region of £119,950 Leasehold**  
**FOR SALE**



Clitheroe  
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## PROPERTY DESCRIPTION

This pleasant well appointed mature terraced cottage is well situated on a small cul-de-sac row tucked away at the far end of Littlemoor View, discreetly positioned off Whalley Road and Park Street. It is positioned close to amenities, a good walking distance to the town centre with good transport links and is close by to open countryside with a well kept park on its doorstep! The house has no onward chain and is an ideal opportunity for those seeking a property offering superb potential as some updating in areas would now benefit. On the ground floor there are two reception rooms with a compact rear kitchen with built in oven and hob. It boasts a sizeable double bedroom on the first floor with a large three piece bathroom suite. The property benefits from the comforts of gas central heating and uPVC double glazing throughout.

Externally at the far end of Park Street there is stone paved pathway leading up Littlemoor View. To the front of the property is a stone paved front garden area. To the rear is a large private enclosed west facing landscaped garden, tucked away and unexpected, a perfect place to capture the sunshine with excellent stone paved and gravelled patio areas with covered rear porch and large timber storage shed, timber fencing surround. Early viewing is recommended.

## FEATURES

- Pleasant Well Appointed Terrace Cottage
- Tucked Away Cul-De-Sac Position
- Large Double Bedroom & 3-pce Bathroom
- Superb Potential to Further Modernise
- Excellent West Facing Rear Garden
- 2 Receptions & Fitted Kitchen
- No Onward Chain, Ideal for FTB/Investors
- Walking Distance To Town & Amenities



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

uPVC front door.

#### Lounge

13' 0" x 10' 4" (3.96m x 3.15m)

Feature fireplace surround housing gas fire, built-in cupboards and shelving in alcove area also housing meter boxes, uPVC double glazed window with private front outlooks, panelled radiator, television point.

#### Dining Room

11' 4" x 9' 7" (3.45m x 2.92m)

Panelled radiator, spindle staircase leading to first floor with under stairs storage cupboard, feature ceiling laundry rack, built-in storage in alcove area, uPVC double glazed door leading to outside garden, open to kitchen.

#### Kitchen

8' 2" x 5' 4" (2.49m x 1.63m)

Bright fitted wall and base units with complementary laminate working surfaces, part tiled walls, stainless steel single sink drainer unit, plumbing for washing machine, integrated electric oven, 4-ring electric hob with extractor filter canopy over, vinyl flooring, uPVC double glazed with attractive aspects over private rear garden, panelled radiator.

### First Floor

#### Landing

Loft access.

#### Large Double Bedroom (front)

13' 2" x 11' 0" (4.01m x 3.35m)

Excellent large double bedroom with carpet flooring, panelled radiator, television point, uPVC double glazed window.

#### Bathroom

9' 3" x 8' 6" (2.82m x 2.59m)

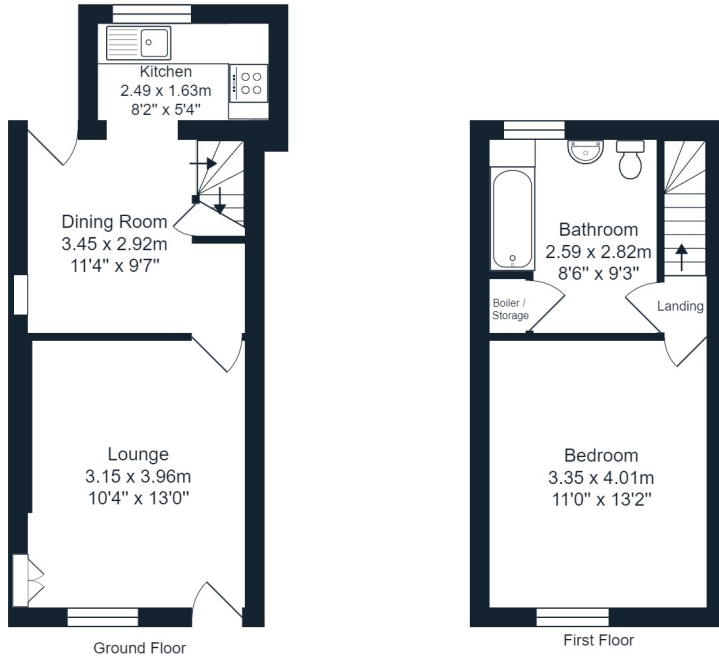
Spacious 3-pce white suite comprising panelled bath with thermostatic shower over, pedestal wash basin, low level w.c., vinyl fitted flooring, panelled radiator, uPVC double glazed window, part tiled walls, large built-in storage cupboard also housing wall mounted combination gas central heating boiler.







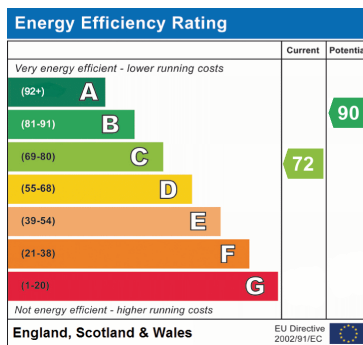
# FLOORPLAN & EPC



## Littlemoor View, Clitheroe

Total Area: 51.9 m<sup>2</sup> ... 558 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

