Whalley Road, Clitheroe. BB7 1HW

£160,000 Leasehold

FOR SALE

Clitheroe
50, Moor Lane, Clitheroe, BB7 1AJ

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PROPERTY DESCRIPTION

Delight in this charming two-floor stonebuilt cottage boasting a total area of 807 square feet presenting a cosy yet spacious living opportunity! The ground floor offers a welcoming dining room from the hallway, a spacious kitchen to the rear with an open plan layout, a velux window that lets in an abundance of natural light which is adjacent to an attractively floored and generous living room featuring a warming inset living flame gas fire and built in storage. The first floor unfolds with two ample bedrooms, each designed for double accommodation with lovely, elevated views to the rear. The bathroom is spaciously outlined, housing a 3-piece suite with shower over bath and additional storage. This quaint property appeals with its functional layout and warm interior, making it a truly inviting home, perfect for first time buyers or those looking for a hassle free purchase.

The bustling town centre of Clitheroe is on your doorstep with excellent walking distance to an array of amenities, shops, schools and train station and is close by to open countryside. To the front of this character property, there is a low maintenance forecourt garden and it benefits from a parking space to the rear if desired. There a pleasant, good sized rear patio which allows for outdoor dining or relaxing which enjoys a beautiful outlook over neighbouring open playing fields with distant views. Early viewing is highly recommended.

FEATURES

- Garden Fronted Stone Built Cottage
- An Ideal First Home!
- Generous Open Plan Lounge & Fitted Kitchen
- Dining Room, Hallway; Gas CH & PVC DG
- 2 Excellent Double Bedrooms
- Wonderful Views
- Rear Patio with Parking If Desired
- Favoured Location Close To Town Centre

Ground floor

Entrance Hallway

uPVC front door, attractive laminate wood flooring, panel radiator, stairs to first floor.

Dining Room

10' 0" x 9' 1" (3.05m x 2.77m)
Carpet flooring, uPVC double glazed window, panel radiator, phone point, built in cupboard in alcove.

Lounge

14' 00" x 12' 10" (4.27m x 3.91m)
Attractive laminate wood flooring, inset gas feature fire, under stair storage, panel radiator, TV point, phone point, generous room with open arch leading through to kitchen:

Kitchen

13' 05" x 8' 9" (4.09m x 2.69m) Range of fitted white high gloss wall and base units and contrasting work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, gas oven, extractor filter canopy over, tiled flooring, uPVC double glazed window and PVC rear door with attractive rear outlooks, Velux window, panel radiator. Wall mounted combination gas central heating boiler.

First floor

Landing

Carpet flooring, loft access.

Master Bedroom One (front)

14' 00" x 9' 02" (4.27m x 2.87m)
Excellent double bedroom with carpet flooring, uPVC double glazed window, panel radiator, TV point.

Bedroom Two

13' 01" x 7' 06" (4.01m x 2.34m)
Ample double bedroom with carpet flooring, uPVC double glazed window with elevated views over playing fields and across towards fells, panel radiator, built in storage cupboard.

Bathroom

10' 01" x 6' 0" (3.10m x 1.80m)
Bright 3-pce suite in white comprising electric shower over bath, low level w.c, pedestal wash basin, large storage cupboard, tiled splashback, tiled effect vinyl flooring, uPVC double glazed frosted window.
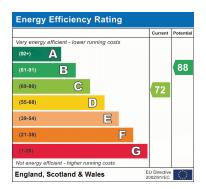
FLOORPLAN & EPC

Floor 0

Hallway
12'11" x 3'5"

Kitchen
8'9" x 13'5"

Living Room
12'10" x 14'0"

Dining Room
9'1" x 10'0"

Floor 0

Floor 1

Bedroom
13'1" x 7'6"

Bedroom
9'2" x 14'0"

Bathroom
10'1" x 6'0"

Landing
5'3" x 5'10"

Floor 1

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Approximate total area[1]
816.87 ft²

Excluding balconies and terraces

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

GIRAFFE**360**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	72	

England, Scotland & Wales

EU Directive
2002/91/EC

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.

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