

Duck Street, Clitheroe. BB7 1LP

£240,000 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

Attractively positioned on Duck Street is this fantastic individual Grade II Listed three storey town house, located in a prime spot within the bustling town centre of Clitheroe with all the amenities, bars, shops and train station all just a stones throw away. This beautiful spacious stone period property has been lovingly maintained to a superb standard by its current owners and has retained great distinctive charm and character including feature windows and original wood flooring whilst now providing all the modern comforts and luxuries. Upon entrance there is a lovely light and airy dining kitchen with a modern array of cream units and appliances, double doors lead to an impressive sized lounge. The first floor incorporates bedroom three, a flexible deceptive second reception room or additional double bedroom and there is a stunning bathroom with freestanding bath. The second floor large landing area leads to bedroom two and a sizeable master bedroom suite with a contemporary en-suite wet room, both bedrooms on this floor enjoy a lovely front elevated aspect with views across towards Pendle Hill. In addition there is a lower ground floor with useful cellar store rooms. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

FEATURES

- Beautiful Grade II Listed Town House
- Fantastic Accomm. Over 3 Floors & Cellar Rooms
- 3/4 Bedrooms, 2 Sizeable Receptions
- Stunning Charm & Character
- Luxurious Bathroom & En-suite Wet Room
- Attractive Modern Spacious Dining Kitchen
- Gas CH, DG; Elevated 2nd Floor Views
- Prime Town Centre Position



ROOM DESCRIPTIONS

Ground Floor

Entrance

Solid wood panelled external front door.

Dining Kitchen

15'8" x 14'9"

Attractive modern kitchen with an array of cream fitted wall, base and display cabinets with complementary wood style laminate working surfaces, part tiled walls, 1½ bowl ceramic sink drainer unit with mixer tap, space for range style cooker, extractor filter canopy over, a range of integrated appliances including fridge freezer, washing machine, slimline dishwasher and combination microwave oven, part stone flag floors, part solid wood floors, 2x timber framed double glazed windows, panelled radiator, feature fireplace insert with tiled hearth, staircase leading to first floor, door and stone staircase leading to basement rooms.

Utility/Rear Hall

13'8" x 3'0"

Space for tumble dryer, external stable wood door.

Lounge

14'7" x 13'4" max

Coved cornicing, Victorian style column radiator, cupboard in alcove, feature

ceiling beams, 2 x large timber framed double glazed windows to the front and side elevations, large feature stone hearth with wood beamed mantle over, glazed wood double doors leading through to dining kitchen, television point, telephone point, external wood door to side of house.

First Floor

Landing

Original solid wood flooring, timber balustrade, coved cornicing, Victorian style column radiator.

Living Room/Dining Room/Bedroom Four

14'8" x 13'4" max

Superb deceptive versatile room with attractive original wood flooring, coved cornicing, light and airy with timber framed double glazed window and full length Georgian style timber framed double glazed window to the front and side elevations, Victorian style column radiator, feature stone hearth and fireplace insert with wood beamed mantle over.

Bedroom Three

8'5" x 8'4"

Double bedroom with carpet flooring, Victorian style column radiator, timber framed double glazed window, alcove area with shelving, television point.

ROOM DESCRIPTIONS

Bathroom

8'7" x 6'1"

Beautiful deluxe 3-pce white suite comprising freestanding claw foot roll top bath with chrome mixer tap and hand held shower tap fitment with thermostatic shower over with vanity curtain and rail, low level w.c., pedestal wash basin with chrome taps, slate part tiled walls and flooring, part wood effect ceramic tiled wall with inset mirror, Victorian style column radiator, timber framed double glazed window.

Second Flooring

Landing

Original solid boarded wood flooring, spacious area with wood balustrade, loft access.

Bedroom One

14'8" x 13'4" max

Fantastic deceptive double bedroom with attractive original boarded wood flooring, 2 x timber framed double glazed windows with fabulous elevated views across towards Pendle Hill and Clitheroe Castle, television point, Victorian style column radiator.

En-suite Shower Room

Recently upgraded contemporary wet room style 3-pce suite comprising generous walk-in shower area with thermostatic ceiling mounted fixed rain

shower with wall mounted control panel and additional hand held shower fitment, low level w.c., black vanity basin with mixer tap and built in drawer unit under, wood effect ceramic tiled flooring, fully tiled walls, black modern ladder style radiator, timber framed double glazed window.

Bedroom Two

11'0" x 8'2" max

Carpet flooring, Victorian style column radiator, timer framed double glazed window with lovely elevated views towards Pendle Hill.

Lower Ground

Basement

Room One: 14'0" x 13'0"

Room Two: 13'5" x 4'6" : also housing wall mounted Worcester gas central heating boiler and hot water cylinder.

Room Three: 13'5" x 4'7"

Outside/Notes

Please note the property has right of way pathway access to the rear from the rear hall/utility area.

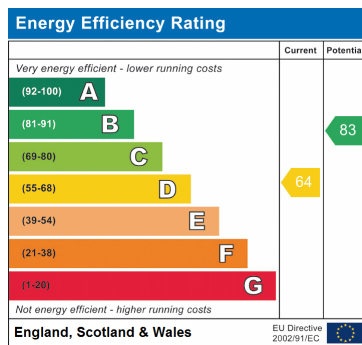
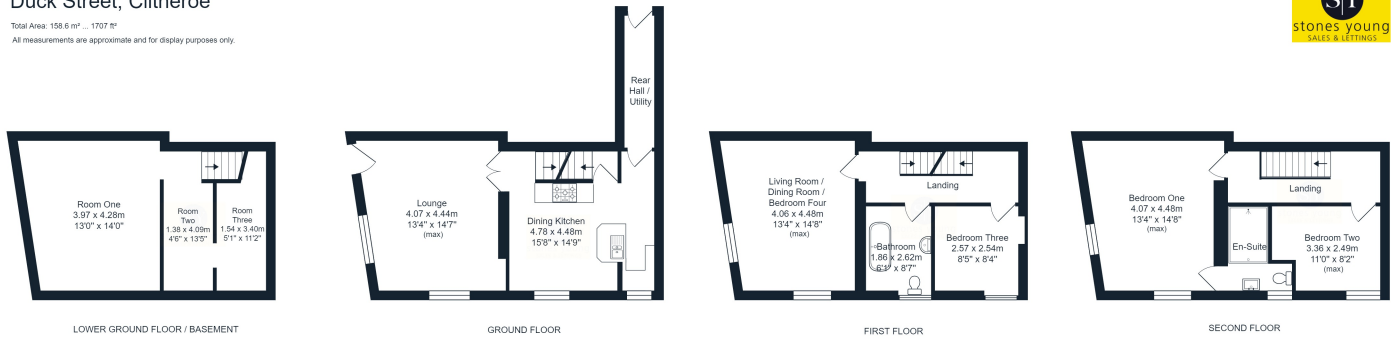
Fitted CCTV system.



FLOORPLAN & EPC

Duck Street, Clitheroe

Total Area: 158.6 m² ... 1707 sq ft
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.

