



Offered to the market with no onward chain is this well-presented two-bedroom mid-terrace home, ideally positioned on Peel Street, within comfortable walking distance of Clitheroe town centre, its wide range of amenities and excellent transport links. Having recently undergone a programme of redecoration, the property is offered in excellent condition throughout and represents an ideal opportunity for first-time buyers, investors or those seeking a potential Airbnb/short-term let.

The accommodation is well-proportioned and thoughtfully arranged, combining traditional features with modern finishes to create a comfortable and low-maintenance home ready for immediate occupation.

An external uPVC double-glazed entrance door opens into a welcoming entrance vestibule, which in turn leads through to the main lounge. This attractive front reception room features a central fireplace with electric inset fire, complemented by a stone and timber surround, creating a pleasant focal point. The lounge flows through to an inner hallway, which provides access to the staircase rising to the first floor.

To the rear of the property is a cosy snug, benefiting from a large under-stair storage cupboard and providing access into the kitchen. The snug offers flexible additional living space, ideal as a dining area, home office or quiet sitting room.

The galley-style kitchen is fitted with a range of base and eye-level units, complemented by tiled walls and practical work surfaces. Appliances include an induction hob with electric oven, stainless steel sink, plumbing for a washing machine and dryer, and a wall-mounted Ideal combination boiler. An external door provides direct access to the rear yard, ideal for everyday convenience.

To the first floor, the landing provides access to all rooms and loft storage. The principal bedroom is a generous double room positioned to the front of the property, while Bedroom Two is a further well-sized double to the rear, benefiting from an over-stair storage cupboard.

The bathroom has been stylishly finished and comprises a modern suite including a panelled bath with mains-fed shower over, wash basin, dual-flush WC, and fully tiled floor and walls, creating a clean and contemporary space.

Externally, there is on-street parking available immediately adjacent to the property. To the rear is a stylish and low-maintenance yard, featuring gravelled and decked seating areas, stone steps, walled borders and a useful outdoor store, providing an attractive private space for outdoor seating and entertaining.

Clitheroe is a thriving and highly sought-after market town at the heart of the Ribble Valley, renowned for its independent shops, cafés, restaurants and traditional pubs, as well as the historic Clitheroe Castle and parklands. The town offers excellent everyday amenities, highly regarded schools and superb leisure facilities, all within easy reach. Clitheroe benefits from strong transport links, including a direct rail service to Manchester and convenient road connections to the A59 and wider motorway network, making it popular with commuters and lifestyle buyers alike. Surrounded by beautiful countryside and walking routes, Clitheroe offers an outstanding balance of town convenience and rural charm.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band B.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm
01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm
01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 75.3 sq. metres (810.1 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





meet the team



John Atherton MRICS
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