



Set in a lovely and highly convenient position, this thoughtfully refurbished semi-detached home enjoys the rare advantage of being just a short walk from Clitheroe town centre, while also sitting on the doorstep of the River Ribble, offering immediate access to beautiful countryside and riverside walks. This desirable setting perfectly balances everyday convenience with a peaceful, semi-rural lifestyle. Boasting ample, open plan living accommodation, two double bedrooms, separate shower room and WC, this property will suit a large variety of buyers.

Internally, you are greeted by a welcoming entrance porch providing access into a practical boot room, offering excellent storage for coats and footwear alongside fitted units, with plumbing for a tumble dryer. From here, the home opens into a spacious L-shaped living arrangement, designed to comfortably accommodate both lounge and dining furniture. A return staircase rises to the first floor, while the layout flows naturally through to the kitchen and conservatory beyond, creating a sociable and versatile ground floor. Aluminium bi-fold doors connect the lounge area seamlessly to the conservatory, enhancing natural light and indoor-outdoor living.

The conservatory itself is finished with engineered oak flooring and benefits from uPVC double-glazed elevations and a polycarbonate roof, with French doors opening onto the rear yard — an ideal space for dining, relaxing or entertaining throughout the year.

The kitchen is fitted with a contemporary Shaker-style range of units complemented by Silestone work surfaces and a full suite of integrated appliances. These include a Neff double oven, Samsung induction hob, integrated dishwasher and microwave, with designated space for a fridge freezer and plumbing in place for a washer and dryer.

To the first floor, the accommodation continues to impress. A landing gives way to two double bedrooms, boarded loft access and separate Wc and shower room. Both bedrooms are comfortable double rooms with pleasant aspects to the rear and bedroom one benefiting from a good range of pitch pine fitted wardrobes. The separate WC is a spacious room with fitted storage, vanity wash basin, tiled elevations and dual flush WC. The separate shower room has been recently refurbished with modern tiled floor and walls, open walk-in shower area and heated towel rail.

Externally, the property features a paved front garden with timber shed and bin store, while side parking provides space for two vehicles. To the rear is a level, South facing garden area with sweeping composite decked area with chipped borders enjoying all day and evening sun and Indian stone patio area with gated access to the side.

With riverside walks close by and the home presented in excellent decorative order throughout, this is a superb opportunity to acquire a well-balanced and thoughtfully improved property ready for immediate occupation. Clitheroe is a vibrant and historic market town at the heart of the Ribble Valley, renowned for its independent shops, cafés and restaurants, as well as everyday amenities including supermarkets, schools and healthcare facilities. Dominated by the iconic Clitheroe Castle and surrounded by rolling countryside, the town offers an exceptional quality of life, combining scenic walks and outdoor pursuits with excellent transport links to Blackburn, Preston and Manchester via road and rail.

Services

All mains services are connected. We are informed that this property is of steel framed construction.

Tenure

We understand from the owners to be Leasehold. 952 years remaining on the lease. £25 per annum ground rent.

Energy Performance Rating

TBC.

Council Tax

Band A.

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 2.30pm

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. 49.5 sq. metres (533.3 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.1 sq. feet)



Total area: approx. 81.4 sq. metres (876.4 sq. feet)

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





