



Situated in a truly enviable position within walking distance of the vibrant market town of Clitheroe, this immaculate two-bedroom mid-terrace home presents a superb opportunity for a wide range of buyers. Enjoying open aspects to the front with fantastic views towards Clitheroe Castle, the property combines convenience, charm and a high standard of presentation throughout, and is offered to the market with the significant advantage of no onward chain.

Retaining a wealth of original character, the home features high ceilings and attractive ceiling coving, enhancing the sense of space and period appeal throughout.

Upon entering, a welcoming and well-proportioned hallway sets the tone for the accommodation, providing access to the principal reception room, kitchen and staircase to the first floor. The main reception room is beautifully presented, centred around a gas fireplace and enhanced by a large window which fills the space with natural light.

To the rear, a second reception room provides an excellent dining or additional sitting space, centred around a striking brick fireplace with slate hearth, housing a Dunsley log-burning stove. This room further benefits from access to useful under-stair storage, complete with fitted shelving, adding both character and practicality.

The kitchen is well-appointed with a range of cream wall and base units complemented by contrasting work surfaces, incorporating an integrated electric oven, induction hob and stainless steel sink, with space for further appliances.

To the first floor, the property continues to impress with two generous double bedrooms. The spacious principal bedroom is positioned to the front, taking full advantage of the elevated outlook and those superb castle views, whilst the second bedroom overlooks the rear with a useful over stair storage cupboard off.

A contemporary three-piece bathroom completes the accommodation, fitted with a panelled bath and overhead shower, vanity wash basin and low-level WC.

Externally, the property benefits from an enclosed rear yard, providing a private and low-maintenance outdoor space.

Presented in truly immaculate condition throughout, blending original features with tasteful modern touches, this is a rare opportunity to acquire a stylish and conveniently located home in one of the Ribble Valley's most sought-after settings..

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

D (67).

## 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**

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## Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

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





