

ALBION STREET, CLITHEROE, LANCASHIRE, BB7 1LS

£325,000 Offers in excess of

DESCRIPTION

*** DETACHED CONVERTED COACH HOUSE - 4 BEDROOMS - CLITHEROE TOWN CENTRE

Fardella and Bell are delighted to bring to the market this 4 bedroom detached converted Coach House located in the centre of the bustling market town of Clitheroe. This characteristic property has traditional features such as large secure wooden gates, a cobbled courtyard and large barn door entrance. It is within easy reach of local amenities such as shops, cafes, restaurants, bars and essential shops. The Grand Theatre is just a stone's throw away. It is also situated very close to bus and train links and the near by A59 which has links to Preston and Gisburn. This grand and spacious property comprises of 4 bedrooms one with an ensuite shower room, two spacious reception rooms, family bathroom with walk in shower and kitchen with breakfast bar area. There are also two entrance vestibules and a utility room.

We anticipate viewing levels to be high as this property is full of character and offers outstanding living space and would advise booking in with our office as soon as possible.

MAIN FEATURES

- Converted Coach House
- 4 Bedrooms
- Characteristic
- Town centre location
- Close to transport links
- Close to local amenities
- Two bathrooms
- Gated property
- 1651 ft2











Entrance Porch 4'3 x 4'4

Entering the property through a wooden door and into the front entrance porch. This porch has tile flooring and a wall light point.

Second Entrance Porch 5'2 x 3'10

The second entrance porch has a wooden door, tile flooring, double glazed window and ceiling light point

Utility Room 11'0 x 4'1

This utility room has wood Double Glazed Window, ceiling light point, vinyl flooring, washing machine point, dryer point, refrigerator point, stainless sink and drainer with chrome taps, partially tiled walls, wall and base units and laminate work surfaces.

Kitchen 11'1 x 12'5

This kitchen has double glazed window, spotlights to the ceiling, radiator, tile flooring, partially tiled walls, 1.5 stainless sink with drainer and chrome mixer tap, a mixture of wall and base units, complimentary work surfaces, breakfast bar area, dishwasher point, gas hob, over head extractor, electric oven and understairs storage cupboard.

Reception Room One 17'5 x 19'10

This reception room has four double glazed windows, two radiators, spotlights to the ceiling, fitted carpet, multi fuel stove with brick surround, wooden mantle feature and large tiled hearth, dado rail and TV point. There are also exposed beams to the ceiling giving a rustic and traditional feel.

Reception Room Two 15'3 x 10'1

This reception room has two Double Glazed Windows, fitted carpet, exposed feature ceiling beams, radiator, ceiling light point, three side wall lights, TV arial point, Gas fire with wood mantle and tile hearth

Storage cupboard

This storage cupboard houses the Gas Central Heating boiler and is located off the kitchen.

Downstairs WC 2'10 x 5'2

This WC has spotlights to the ceiling, tiled flooring, partially tiled walls, WC, pedestal sink with taps and extractor point.

Hallway

This hallway has wood parquet floor, spotlights to the ceiling, double glazed window overlooking courtyard, dado rail, radiator and staircase to the first floor

Landing

This spacious landing has a ceiling light point, radiator, double glazed window, Velux skylight, side wall lights, loft access with pull down ladder.

Bedroom One 13'7 x 12'9

This bedroom has two double glazed windows, two Velux skylights, radiator, fitted carpet, ceiling light point, fully fitted wardrobes with private and enclosed access to the en-suite and vanity space

En-Suite 6'0 x 5'1

This En-Suite shower room has spotlights to the ceiling, fully tiled walls and vinyl floor, Velux sky light, heated towel rail, WC, cloakroom sink with chrome mixer tap and electric corner shower

Bedroom Two 13'1 x 6'7

This bedroom has a double glazed window, Velux skylight, ceiling light point , fitted carpet and radiator

Bedroom Three/ office 17'6 x 8'0

This bedroom has two Velux sky lights, fitted carpet, ceiling light point and radiator.

Bedroom Four 17'8 x 11'6

This bedroom has three double glazed windows, ceiling light point, fitted carpet, radiator and a Velux skylight

Main Bathroom 7'5 x 8'8

This family bathroom has a Velux skylight, spotlights to the ceiling, panelled bath, pedestal sink and taps, WC, radiator, fully tiled wet room style shower, electric shower and wall panelling

Exterior

The exterior of this property comprises a cobbled driveway and courtyard, wooden coach house gates side wall lights, decking and raised beds

Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

Tenure and Council Tax

We have been advised that the tenure of this property is 'Freehold' and the Council Tax Band is 'E'









Floor 0



Floor 1

Approximate total area⁽¹⁾

153.45 m²

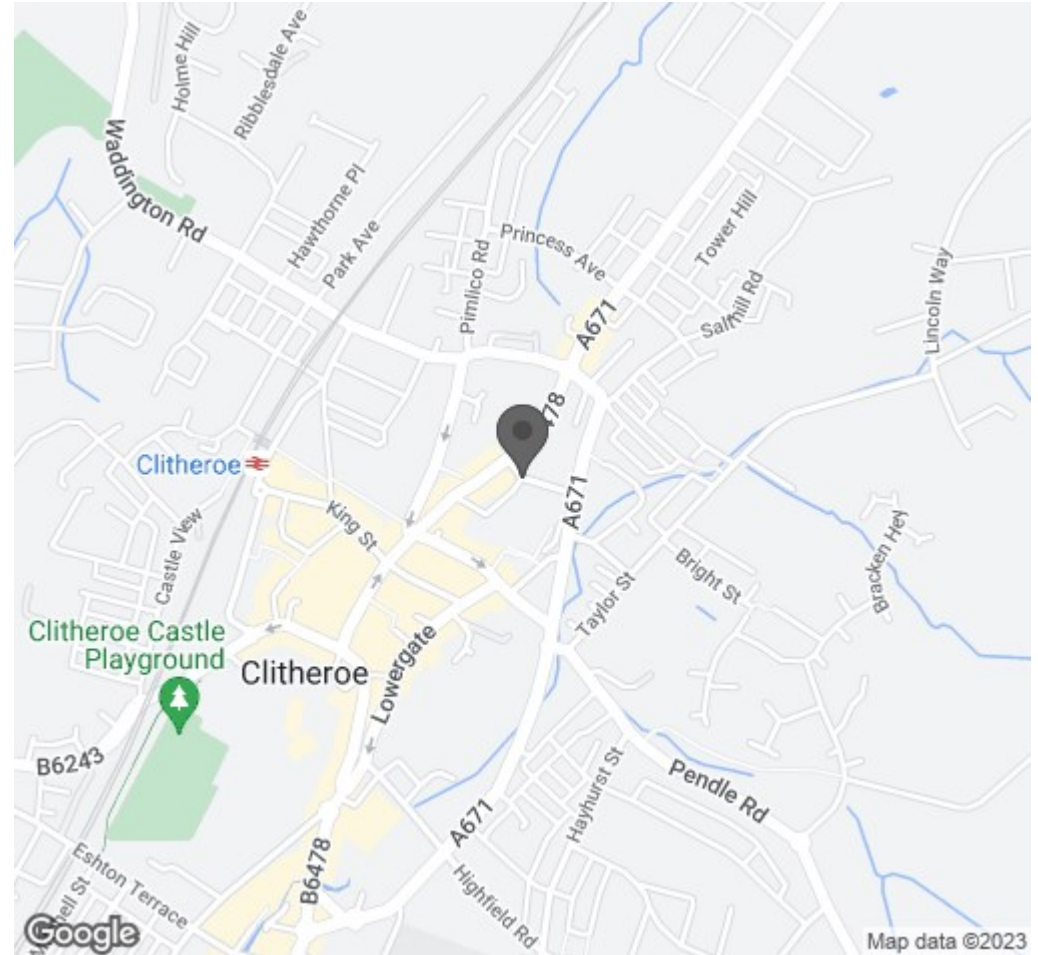
1651.72 ft²

(1) 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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