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Church Gates, Clitheroe, BB7 4HF


£1,250

A BEAUTIFUL FAMILY HOME WITH OFF ROAD PARKING

Welcoming to the property market, this beautiful terrace cottage sits in the village of Gisburn surrounded by rolling countryside. Flowing internally with open plan, spacious living accommodation an abundance of character features, the property boasts country chic charm with stunning exposed stone and woodwork. This stunning property is ideally suited for a growing family. It is situated within the catchment area of local prestigious primary and secondary schools, whilst also providing easy access to the neighbouring towns of Skipton, Burnley and Clitheroe.

The property comprises briefly, to the ground floor; entrance through the vestibule to the living room which has an opening through to the kitchen and dining area with stairs leading to the first floor, French doors to the rear of the property and doors to storage. To the first floor is a landing with doors leading to three bedrooms and a four-piece bathroom suite. To the rear of the property there is a laid to lawn garden with a spacious room that can either be used as an office room or a play room, with storage space to the back. There is off road parking to the front of the property and space for one car to the rear.

For further information, or to arrange a viewing, please contact our lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Lovely Terraced Cottage
- Sought After Area
- Off-Road Parking
- Three Bedrooms
- Open Plan Living
- Must Be Viewed
- Beautifully Presented
- Extensive Rear Garden

Ground Floor

Entrance

Wood framed entrance door leading into the vestibule.

Vestibule

4'10 x 4'5 (1.47m x 1.35m)

Central heating radiator and a door to the lounge.

Lounge

16'9 x 12'5 (5.11m x 3.78m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, log burner with a stone surround, stairs to the first floor and open to the kitchen.

Kitchen

8'7 x 8' (2.62m x 2.44m)

UPVC double glazed window, a range of wood wall and base units, marble work surfaces, one and half inset sink, drainer and mixer tap, double oven with a five ring electric hob, extractor hood, glass splash-back, integrated dishwasher, integrated washing machine, space for a fridge, spotlights, smoke alarm, exposed wooden beams, stone flooring, door to storage, under-stairs storage, UPVC double glazed French doors leading to the rear and open to the dining area.

Dining Area

8'5 x 8'3 (2.57m x 2.51m)

UPVC double glazed window, central heating radiator and stone flooring.

First Floor

Landing

Smoke alarm, loft access and doors leading to three bedrooms and the bathroom.

Bathroom

8'2 x 7'4 (2.49m x 2.24m)

UPVC double glazed frosted window, central heated towel rail, four piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, wood panelled corner bath with mixer tap, mains feed shower enclosure, extractor fan, partially-tiled elevations and tiled flooring.

Bedroom One

12'8 x 9'11 (3.86m x 3.02m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two

13'5 x 8'6 (4.09m x 2.59m)

UPVC double glazed window and a central heating radiator.

Bedroom Three

9'11 x 7'9 (3.02m x 2.36m)

UPVC double glazed window and a central heating radiator.

External

Front

Off-road parking.

Rear

Enclosed laid to lawn garden with a summer house.

Summer House

17'6 x 12'11 (5.33m x 3.94m)

UPVC double glazed Velux window, two UPVC double glazed windows, wood flooring, French doors and a storage area (18'6 x 8'3) behind the summer house..

Storage Area

18'6 x 8'3 (5.64m x 2.51m)

has electric



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