



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Victoria Street, Clitheroe, BB7 1BL

Offers Over £285,000

A SPACIOUS THREE BEDROOM COTTAGE CLOSE TO THE HEART OF CLITHEROE

Nestled on Victoria Street in the charming town of Clitheroe, this deceptively spacious stone-built cottage, approximately 150 years old, presents a delightful blend of modern style and traditional character. Perfectly suited for a growing family, the property boasts three generously sized bedrooms, ensuring ample space for relaxation and rest.

Upon entering, one is greeted by a large living room and a separate dining room, both of which are adorned with stylish decor that harmoniously complements the cottage's original features. The basement has been thoughtfully converted into a games room, providing an excellent space for entertainment and leisure.

The exterior of the property features low-maintenance gardens, ideal for those who prefer to spend their time enjoying the surroundings rather than tending to extensive outdoor spaces. Additionally, off-road parking for two vehicles is conveniently located at the rear, offering ease and accessibility.

Situated in a popular area of Clitheroe, this home is in close proximity to the beautiful Primrose Nature Reserve, local schools, and various amenities. Commuters will appreciate the easy access to major routes along the A59, making travel to nearby towns and cities straightforward.

Victoria Street, Clitheroe, BB7 1BL

Offers Over £285,000

 3  1  2  D

- Stunning Mid Terrace Cottage
 - Ample Living Space
 - Off Road Parking
 - EPC Rating D
- 150 Year-Old Character Home
 - Basement Games Room
 - Tenure Freehold
- Three Bedrooms
 - Low Maintenance Gardens
 - Council Tax Band B

Ground Floor

Entrance Porch

5'3 x 3'7 (1.60m x 1.09m)

Composite front door, UPVC double glazed window, tiled effect flooring and door to reception room one.

Reception Room

15'10 x 13'11 (4.83m x 4.24m)

UPVC double glazed window, central heating radiator, exposed beams, spotlights, exposed stone elevation, cast iron multifuel burner, door to kitchen and stairs to first floor.

Kitchen

13'11 x 9'5 (4.24m x 2.87m)

UPVC double glazed window, range of panelled wall and base units with laminate work surfaces, breakfast bar, integrated high rise Bosch oven, four ring induction hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, wood effect flooring and open to reception room two.

Reception Room Two

10'4 x 9'11 (3.15m x 3.02m)

UPVC double glazed window, central heating radiator, electric log burning effect stove, wood effect flooring, door to utility and stairs to lower ground floor.

Utility

9'7 x 6'5 (2.92m x 1.96m)

UPVC double glazed window, laminate work surfaces, plumbing for washing machine, space for dryer, wood effect flooring and UPVC double glazed frosted door to rear.

Lower Ground Floor

Basement

9'9 x 8'1 (2.97m x 2.46m)

First Floor

Landing

Exposed stone elevations, loft access, smoke detector, spotlights, doors leading to three bedrooms and bathroom.

Bedroom One

14'1 x 12'7 (4.29m x 3.84m)

UPVC double glazed window, central hating radiator and spotlights.

Bedroom Two

10'4 x 9'7 (3.15m x 2.92m)

UPVC double glazed window, electric radiator and spotlights.

Bedroom Three

9'0 x 6'7 (2.74m x 2.01m)

UPVC double glazed window and central heating radiator.

