



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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Bawdlands, Clitheroe, BB7 2JZ

£249,950

AN EXQUISITE COTTAGE PROPERTY

Nestled in the charming area of Bawdlands, Clitheroe, this delightful mid-terrace cottage, built in 1880, offers a perfect blend of traditional charm and modern convenience. Spanning an impressive 1,087 square feet, this property has been meticulously maintained and presented to the highest standard, showcasing immaculate interiors and stunning original features that add character and warmth.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The stylish design is complemented by modern fixtures and fittings, ensuring a comfortable living experience. The property boasts two spacious double bedrooms, ideal for family living, along with a fantastic loft room that can serve as a study, playroom, or additional bedroom, depending on your needs. Furthermore, the converted cellar adds even more versatility, offering an abundance of indoor space for various uses.

This home is truly ready to move into, making it an ideal choice for families seeking a welcoming environment in a sought-after location. The property is conveniently situated just a short distance from the vibrant town centre, where you can enjoy a range of shops, cafes, and amenities. Notably, the property is not overlooked, providing a sense of privacy and tranquility.

In summary, this outstanding cottage is a perfect family home, combining beautiful features with modern comforts in a desirable area. Do not miss the opportunity to make this exceptional property your own.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

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- Tenure Freehold
- On Street Parking
- Viewing Eessential
- Easy Access To Major Network Links
- Council Tax Band B
- Two Well Appointed Bedrooms
- Ideal Family Home
- EPC Rating D
- Stunning Original Features
- Sought After Location And Close Proximity To Local Amenities

Ground Floor

Entrance

Hardwood single glazed door to vestibule.

Vestibule

4'2 x 3'4 (1.27m x 1.02m)

Hardwood floor and hardwood single glazed door to hall.

Hall

12'3 x 3'4 (3.73m x 1.02m)

Central heating radiator, hardwood floor, doors to reception room one, dining room and stairs to first floor.

Reception Room

13' x 11'7 (3.96m x 3.53m)

UPVC double glazed sash window, central heating radiator, cast iron multi fuel burner with stone hearth and oak mantle, integrated oak shelving, television point and hardwood floor.

Dining Room

13'10 x 12'10 (4.22m x 3.91m)

UPVC double glazed window, central heating radiator, spotlights, cast iron multi fuel burner, storage cupboard, hardwood floor, hardwood single glazed door to kitchen and stairs to lower ground floor.

Kitchen

12'3 x 8'1 (3.73m x 2.46m)

Two UPVC double glazed windows, upright central heating radiator, range of panel wall and base units, hardwood features, tiled splash back, Belfast sink with mixer tap, four door Cookmaster range cooker with seven ring gas hob, integrated fridge freezer and washing machine, stone flag floor and UPVC double glazed frosted door to rear.

Lower Ground Floor

Reception Room two

16'5 x 13'10 (5.00m x 4.22m)

UPVC double glazed window, central heating radiator, spotlights and smoke alarm.

First Floor

Landing

9'2 x 8'4 (2.79m x 2.54m)

Doors to two bedrooms, bathroom and door to stairs to second floor.

Bedroom One

13'10 x 9'11 (4.22m x 3.02m)

UPVC double glazed sash window, central heating radiator and fitted wardrobe.

Bedroom two

8'4 x 7'7 (2.54m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

9'10 x 4'7 (3.00m x 1.40m)

UPVC double glazed frosted window, central heating towel rail, panel bath with mixer tap and rinse head, direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, integrated linen cupboard, spotlights and vinyl flooring.

Second Floor

Loft Room

16'7 x 13'10 (5.05m x 4.22m)

Three Velux windows, exposed stone wall, eave storage and hardwood features.

