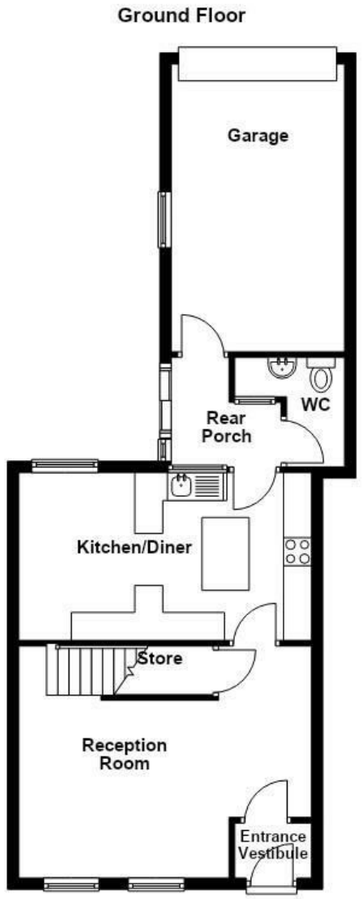
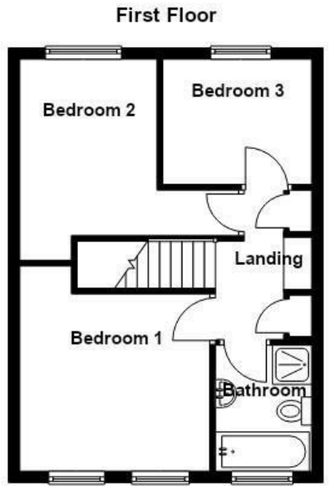
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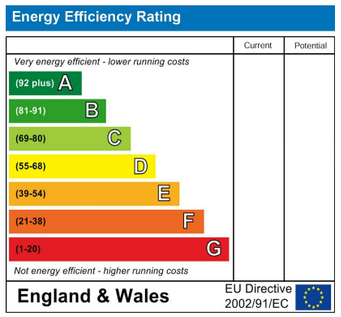












# Albemarle Street, Clitheroe, BB7 2EA

## £245,000

AN EXCEPTIONAL MID TERRACED PROPERTY WITH INTEGRAL GARAGE

Nestled on the charming Albemarle Street in Clitheroe, this delightful mid-terraced house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Boasting three generously sized bedrooms, this property is designed with comfort and modern living in mind. The open-plan kitchen diner is a standout feature, providing a perfect space for family gatherings and entertaining guests, all adorned with neutral decoration that allows for personal touches.

One of the most enviable aspects of this home is the integral garage located at the rear. With ample height, it offers versatile options for storage, parking, or even the potential to be transformed into a second living area, catering to your family's evolving needs.

The property enjoys picturesque views over the historic Clitheroe Castle, adding a touch of charm to your daily life. Situated just a stone's throw away from the vibrant amenities of the market town, residents will find an array of coffee shops, restaurants, bars, pubs, and retail shops within easy reach. For those who appreciate the great outdoors, the surrounding area offers delightful country walks, perfect for leisurely strolls or invigorating hikes.

Beautifully maintained and presented throughout, this property is truly a gem not to be missed. It encapsulates the essence of a perfect family home, combining space, convenience, and a welcoming atmosphere. Whether you are looking to settle down or invest, this residence promises to meet your needs and exceed your expectations.

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.

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# Albemarle Street, Clitheroe, BB7 2EA

## £245,000

3 1 1

- An Impressive Mid Terraced Property
- Open Plan Kitchen Diner
- Off Road Parking
- Council Tax Band C
- Three Bedrooms
- Sought After Location
- EPC Rating TBC
- Integral Garage
- Castle Views
- Tenure Freehold

## Ground Floor

### Entrance

UPVC double glazed frosted door to the entrance vestibule.

### Entrance Vestibule

4'5 x 3'3 (1.35m x 0.99m)

Hardwood single glazed window, meter cupboard, wood effect laminate flooring, hardwood single glazed door to the reception room.

### Reception Room

17'3 x 13'9 (5.26m x 4.19m)

Two UPVC double glazed windows, central heating radiator, electric fire with marble hearth and surround, television point, under staircase storage cupboards, door to the kitchen diner, staircase to the first floor.

### Kitchen Diner

17'3 x 9'10 (5.26m x 3.00m)

Two UPVC double glazed windows, two central heating radiators, a range of panelled wall and base units, granite effect surface, tiled splash backs, composite sink and drainer with mixer tap, integrated electric high rise oven and combination microwave, four ring induction hob and extractor hood, space for a fridge freezer, plumbing for a washing machine and dishwasher, space for a single fridge and freezer, integrated breakfast bar, centre island, spotlights, tiled effect Karndean flooring, UPVC double glazed frosted door to the rear porch.

### Rear Porch

6'5 x 6'4 (1.96m x 1.93m)

UPVC double glazed window, double glazed roof, tiled effect Lino flooring, UPVC double glazed frosted door to the WC, hardwood door to the garage, UPVC double glazed French doors to the rear.

### WC

6'5 x 6'4 (1.96m x 1.93m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a low basin WC, wall mounted wash basin with mixer tap, Vaillant boiler, space for a dryer, tiled elevations, dado rail, over head storage cupboard, tiled flooring.

### Garage

16'10 x 9'5 (5.13m x 2.87m)

UPVC double glazed window, approximately 13ft7 height, power and lighting.

## First Floor

### Landing

8'9 x 5'8 (2.67m x 1.73m)

Loft access, smoke alarm, two fitted storage cupboards, doors to three bedrooms and bathroom.

### Bedroom One

12'1 x 11'2 (3.68m x 3.40m)

Two UPVC double glazed window, central heating radiator, coving, ceiling rose.

### Bedroom Two

12'10 x 11'9 (3.91m x 3.58m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Three

8'9 x 7'1 (2.67m x 2.16m)

UPVC double glazed window, central heating radiator, coving.

### Bathroom

7'6 x 5'8 (2.29m x 1.73m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a tiled panelled bath with mixer tap and rinse head, high basin WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, tiled elevations, PVC to the ceiling, spotlights, extractor fan, wood effect laminate flooring.

## External

### Front

Paved courtyard.

### Rear

Enclosed paved yard.









