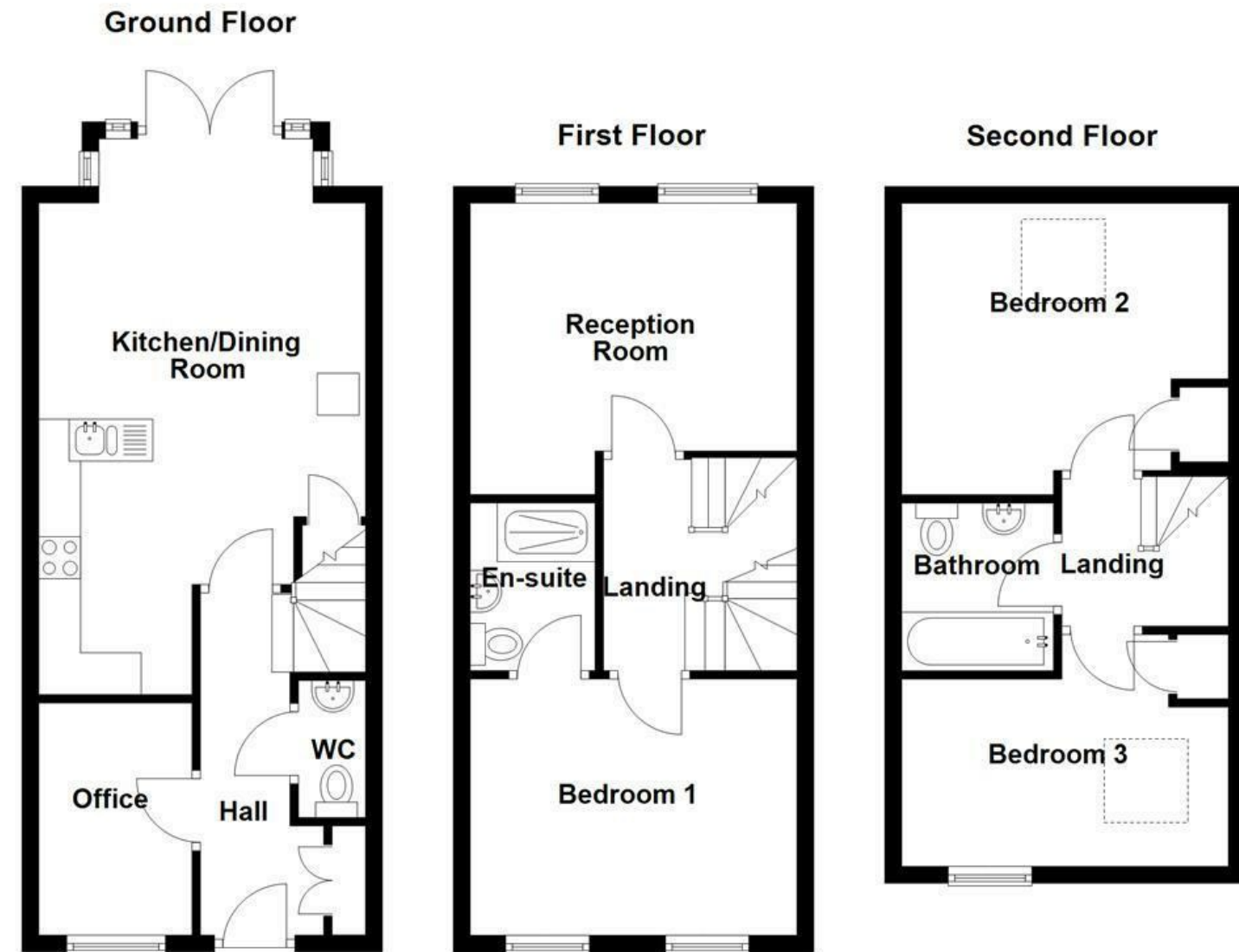




## Lune Road, Clitheroe, BB7 2FW

### £255,000

DECEPTIVELY SPACIOUS FAMILY TERRACE IN CLITHEROE

Nestled on Lune Road in the charming town of Clitheroe, this delightful mid-terrace house offers a perfect blend of modern living and comfort. Built in 2014, the property spans an impressive 1,152 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are greeted by an inviting open-plan living room that seamlessly connects to a well-appointed kitchen area, creating an ideal space for entertaining or relaxing with loved ones. The ground floor also boasts a convenient office room, perfect for those who work from home, along with a WC for added practicality.

As you ascend to the first floor, you will discover a spacious double bedroom complete with an ensuite, ensuring privacy and comfort. Additionally, there is a charming upstairs living room, which serves as a wonderful retreat for guests or a cosy family area.

The second floor features two well-lit bedrooms, enhanced by velux windows that flood the space with natural light. A family bathroom is also conveniently located on this level, catering to the needs of the household.

Outside, the property benefits from off-road parking for multiple vehicles, a valuable asset in this area. The enclosed rear yard, laid to lawn, provides a serene outdoor space for relaxation or play, complemented by a

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 81      | 85        |
| 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.



Lune Road, Clitheroe, BB7 2FW

£255,000

 3  2  1  B

- Mid Terraced Townhouse
  - One Reception Room
  - Off Road Parrking
  - EPC Rating: B
- Three Bedrooms
  - Two Bathrooms
  - Tenure: Leasehold
- Open Plan Kitchen/Dining Room
  - Enclosed Rear Garden
  - Council Tax Band: D

Ground Floor

Hall

13'5 x 3'4 (4.09m x 1.02m)  
Composite double glazed frosted entrance door, central heating radiator, integrated storage, stairs to first floor and doors to WC, office and kitchen/dining room.

Office

9'1 x 6' (2.77m x 1.83m)  
UPVC double glazed window and central heating radiator.

WC

5'4 x 2'9 (1.63m x 0.84m)  
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan and wood effect flooring.

Kitchen/Dining Room

19'8 x 9'6 (5.99m x 2.90m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor fan, space for fridge freezer, plumbing for washing machine, space for dryer, under stairs storage, part wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'10 x 7'3 (2.69m x 2.21m)  
Central heating radiator, smoke alarm, stairs to second floor and doors to reception room and bedroom one.

Reception Room

12'11 x 9'11 (3.94m x 3.02m)  
Two UPVC double glazed windows and central heating radiator.

Bedroom One

12'11 x 10' (3.94m x 3.05m)  
Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

6'7 x 4'11 (2.01m x 1.50m)  
Central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in double enclosure, PVC panel elevations and tile effect flooring.

Second Floor

Landing

6'7 x 5'11 (2.01m x 1.80m)  
Central heating radiator, smoke alarm and doors to two bedrooms and bathroom.

Bedroom Two

12'10 x 11'5 (3.91m x 3.48m)  
Velux window, central heating radiator and integrated storage.

Bedroom Three

12'4 x 7'4 (3.76m x 2.24m)  
UPVC double glazed window, Velux window, central heating radiator and integrated storage.

Bathroom

6'5 x 5'11 (1.96m x 1.80m)  
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation and wood effect flooring.

External

Front

Block paved driveway for off road parking.

Rear

Enclosed, laid to lawn, paving, gravel chippings and storage shed.



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