



Pimlico Road, Clitheroe, BB7 2AG

Offers Over £250,000

A STUNNING THREE BEDROOM END OF TERRACED PROPERTY WITH AN ATTIC ROOM IN CLITHEROE

Nestled in the charming area of Pimlico Road, Clitheroe, this delightful end-terrace house offers a perfect blend of comfort and style, making it an ideal home for a growing family. Spanning an impressive 1,421 square feet, the property boasts three well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

Built in 1900, this residence has been thoughtfully updated to a good standard, ensuring modern conveniences while retaining its character. The desirable location within the Ribble Valley is renowned for its picturesque landscapes and vibrant community, making it a sought-after area for families and professionals alike.

The layout of the home is both practical and welcoming, with the reception rooms offering versatile spaces that can be tailored to your needs, whether it be a cosy lounge or a formal dining area. The bedrooms are generously sized, providing a peaceful retreat at the end of the day. The bathroom is well-appointed, catering to the needs of a busy household.

This property not only offers a comfortable living environment but also the opportunity to enjoy the beautiful surroundings of Clitheroe, with its local amenities, parks, and excellent schools nearby. If you are seeking a family home in a vibrant and picturesque setting, this end-terrace house on Pimlico Road is certainly worth considering.

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

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- Tenure Freehold
 - On Street Parking
 - Contemporary Fitted Kitchen
 - Enclosed Rear Garden Space
- EPC Rating TBC
 - Three Well Proportioned Bedrooms And Loft Room
 - Sought After Location
- Council Tax Band C
 - Modern Three Piece Shower Room
 - Ideal Family Home With Viewing Essential And Ready To Move Into

Ground Floor

Entrance

Composite door to vestibule.

Vestibule

4'4 x 3'1 (1.32m x 0.94m)

Coving, encaustic tiled floor and door to hallway.

Hallway

11'9 x 3'1 (3.58m x 0.94m)

Central heating radiator, coving, doors to two reception rooms and laminate flooring.

Reception Room One

14'2 x 10'9 (4.27m'0.61m x 3.28m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, cast iron multi fuel burning stove, with marble hearth and exposed brick surround, laminate flooring.

Reception Room Two

14'11 x 14'5 (4.55m x 4.39m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, cast iron log burning stove with stone hearth laminate flooring and doors to kitchen and storage.

Kitchen

14'1 x 8' (4.29m x 2.44m)

UPVC double glazed window, central heating radiator, range of wall and base units, marble work top, Belfast sink with mixer tap and draining ridges, oven, four ring induction hob, extractor hood, wine fridge, spotlights, tiled floor, doors to utility and rear.

Utility

8'9 x 7'10 (2.67m x 2.39m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, space for fridge freezer, dryer, access to a concealed combination boiler, plumbing for washing machine, spotlights and tiled floor.

First Floor

Landing

15'1 x 14'5 (4.60m x 4.39m)

UPVC double glazed window, central heating radiator, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

14'5 x 12'11 (4.39m x 3.94m)

UPVC double glazed window, central heating radiator, coving, loft access and laminate flooring.

Bedroom Two

13'2 x 11'5 (4.01m x 3.48m)

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

Bedroom Three

9'11 x 7'11 (3.02m x 2.41m)

UPVC double glazed window, central heating radiator, coving and spotlights.

Shower Room

9'7 x 4'9 (2.92m x 1.45m)

Traditional towel radiator, flush plate WC, wall mounted wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, tiled elevation, illuminated mirror, extractor fan, recessed shelving, spotlights and tiled floor.

Second Floor

Loft Room

14'8 x 12'5 (4.47m x 3.78m)

Velux window and doors to eave storage.

External

Front

Enclosed courtyard with hedge.

Rear

Enclosed paved rear garden, slate chippings, bedding areas, double gates to shared access road and outside tap.



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