



Woone Lane, Clitheroe

£154,995 Leasehold

**** EXCELLENT TWO DOUBLE BEDROOM HOME WITH SPACIOUS REAR YARD/PATIO & NO CHAIN**** Positioned in a sought after location adjoining Primrose Lodge Nature Reserve and still in good walking distance to the town centre with its array of amenities with a spacious modern kitchen and bright 3-pce house bathroom.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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This spacious garden fronted terraced home is superbly positioned at the far end of Woone Lane, a sought after location with attractive front views towards Pendle Hill and opposite Primrose Lodge Nature Reserve with excellent local countryside walks from the doorstep and good walking distance to the town centre with its vast array of amenities. The property offers deceptive accommodation which is well appointed throughout, yet still offers potential to ehance further and is being advertised with no onward chain, an ideal hassle free purchase! The ground floor provides a generous lounge and dining room, entrance hallway and a good sized modern white fitted white kitchen. The first floor boasts two double bedrooms and a bright three piece white bathroom.

Externally there is a pleasant stone paved forecourt garden area with planted borders and railings which pleasantly overlook the nature reserve. To the rear is a sizeable yard/patio with covered canopy area, boundary wall and rear gate access.

- Spacious Garden Fronted Terrace House
- 2 Double Bedrooms, 3-pce White Bathroom
- Front Views Adjoining Nature Reserve
- Walking Distance To Town Centre Amenities
- Pleasant Accommodation Over 2 Floors
- 2 Generous Receptions, Modern Kitchen
- Spacious Rear Yard/Patio
- Gas CH, DG; No Onward Chain



Vestibule

uPVC door

Hallway

Coved cornicing, archway with staircase leading to first floor.

Lounge

14' 3" x 14' 3" (4.34m x 4.34m)

Spacious and airy living space with uPVC double glazed window, built in cupboards and understairs storage cupboard, ceramic tiled fireplace surround, panelled radiator, television point, telephone point.

Dining Room

11' 3" x 10' 0" (3.43m x 3.05m)

Coved cornicing, panelled radiator, uPVC double glazed window, wood surround fireplace.

Kitchen

12' 5" x 8' 1" (3.78m x 2.46m)

Modern fitted white wall and base units with complementary laminate working surfaces, stainless steel single sink drainer unit with mixer tap, plumbing for washing machine, electric cooker point, stainless steel extractor filter canopy over, part tiled walls, tiled effect vinyl flooring, recessed spotlighting, uPVC double glazed window, panelled radiator, rear wood external door.

Landing**Bedroom 1**

14' 2" x 11' 5" (4.32m x 3.48m)

Excellent double sized room, built in cupboard, panelled radiator, uPVC double glazed window to the front with attractive outlooks over Primrose Nature Reserve and across towards Pendle Hill.

Bedroom 2

16' 6" x 8' 4" (5.03m x 2.54m)

Double room with carpet flooring, panelled radiator, uPVC double glazed window.

Bathroom

3-pce white suite comprising panelled bath with electric shower over, low level w.c., pedestal wash basin, fully tiled walls, vinyl flooring, built in cupboard also housing wall mounted Worcester combination gas central heating boiler, extractor fan, panelled radiator, uPVC double glazed window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
828.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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