



Pendle Road, Clitheroe

£195,000 Leasehold

Attractively positioned on Pendle Road is this fantastic individual three storey character stonebuilt end cottage, which dates back to the late 1700's. Situated in a convenient location with excellent walking distance to the bustling town centre of Clitheroe with all the amenities, bars, shops and train station and with easy access to the A59 and all major commuter routes.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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This beautiful spacious family home has been lovingly maintained to a superb standard by its current owners and has great charm and character whilst providing all the modern comforts and luxuries. The ground floor provides a welcoming front lounge with a feature exposed stone wall and alcove storage, to the rear there is a lovely light and airy breakfast kitchen with a modern array of white units and appliances which opens through to a good size conservatory, a perfect dining retreat or additional living space. The main double bedroom is on the first floor with the third bedroom and a stylish white three piece bathroom. A further staircase to the second floor leads to bedroom four, a cosy room with feature wood beam and low level window with large storage cupboard and bedroom two which is another excellent double in size and boasts superb elevated distant views towards Waddington Fell and Pendle Hill. This room also hosts a modern three piece en-suite shower room with velux window and ample built-in storage. The property enjoys the comforts of gas central heating and PVC double glazing and in addition there is a lower ground floor useful basement store room.

Externally to the rear is a timber decked patio area with bench seating which is private with side storage path and timber storage shed. The property has a side gate and foot access across the garden/patios of the adjoining properties. Stone Boundary wall. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

- Attractive Modern Fitted Breakfast Kitchen
- Charming Three Storey Stonebuilt End Cottage
- 4 Flexible Bedrooms
- Private Rear Patio; Elevated Views
- Cosy Front Lounge; Conservatory
- Excellent Walking Distance To Clitheroe Town Centre
- Family Bathroom & En-suite Shower Room
- Basement Storage; Gas CH, PVC Double Glazing



Vestibule

uPVC double glazed external front door.

Lounge

13' 1" x 10' 5" (3.99m x 3.17m)

Superb character filled cosy living space, glazed wood internal door, carpet flooring, panelled radiator, feature stone wall with recessed LED lighting, alcove and built-in shelving area, part panelled walls, television point, feature fireplace surround and hearth housing coal effect gas fire, uPVC double glazed window.

Breakfast Kitchen

13' 9" x 12' 8" (4.19m x 3.86m)

Generous kitchen area with an ample range of modern white fitted wall, base and drawer units with complementary working surfaces and splash back, laminate breakfast bar, under unit spotlighting, 1½ sink drainer unit with mixer tap, eye level Bosch double oven and grill, 5-ring gas hob with black glass splash back and extractor filter canopy over, plumbing for washing machine, integrated dishwasher, fridge and freezer, panelled radiator, cupboard housing wall mounted combination gas central heating boiler, tiled flooring, staircase leading to first floor, door and stone staircase leading to basement. Open to conservatory:

Conservatory

11' 7" x 8' 8" (3.53m x 2.64m)

Brick built and uPVC double glazed construction, uPVC double glazed door to rear patio, tiled flooring with electric under floor heating, private outlooks, television point, outlooks towards Pendle Hill.

Basement

13' 0" x 10' 2" (3.96m x 3.10m)

Stone staircase leading down to useful storage room.

Landing

Carpet flooring, panelled radiator, timber balustrade with staircase leading to second floor.

Bedroom 1

13' 0" x 11' 0" (3.96m x 3.35m)

Beautifully presented main double bedroom with solid wood flooring, coved cornicing, panelled radiator, uPVC double glazed window.

Bedroom 2

12' 8" x 11' 11" (3.86m x 3.63m)

Fantastic double bedroom with carpet flooring, panelled radiator, uPVC double glazed window with deep sill with superb elevated views overlooking Pendle Hill and across towards Waddington Fell.

Bedroom 3

8' 3" x 7' 2" (2.51m x 2.18m)

Carpet flooring, panelled radiator, uPVC double glazed window with lovely elevated rear aspects.

Bedroom 4

10' 9" x 10' 6" (3.28m x 3.20m)

Lovely cosy single bedroom with carpet flooring, feature wood beam, panelled radiator, low level uPVC double glazed window, useful built in storage cupboard/wardrobe with lighting.

Bathroom

8' 1" x 5' 8" (2.46m x 1.73m)

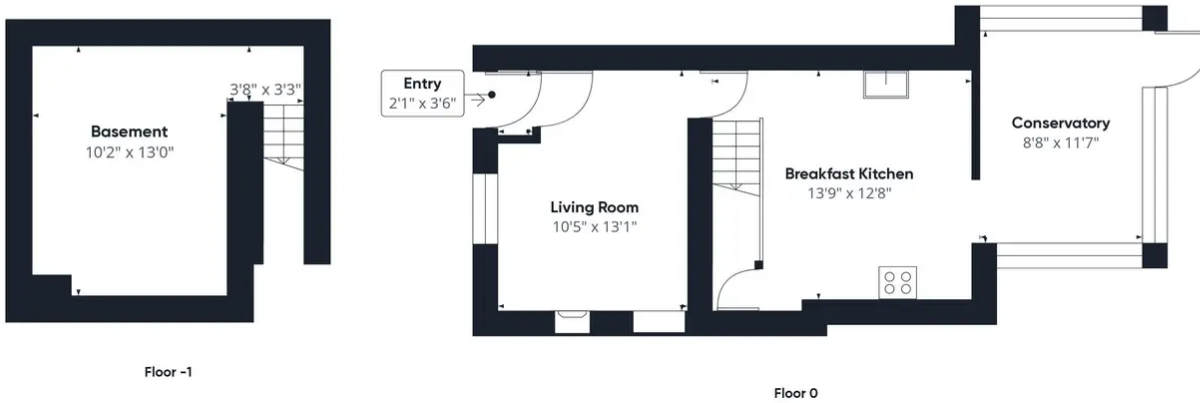
Attractive traditional style 3-pce white suite comprising panelled bath with thermostatic shower over and glazed screen, low level w.c, pedestal wash basin with chrome taps, fully tiled walls, uPVC double glazed window, chrome ladder style radiator, wood style flooring, extractor fan.

En-Suite

6' 0" x 5' 4" (1.83m x 1.63m)

Modern white 3-pce suite comprising corner shower enclosure with glazed screen and sliding glazed door with thermostatic shower, pedestal wash basin, low level w.c., chrome ladder style radiator, fully tiled walls, wood style flooring, built-in storage cupboard, Velux window with panelled ceiling.





Floor -1

Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1233.95 ft²

Reduced headroom
17.88 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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