



21 Parson Lane, Clitheroe

£240,000 Freehold

**** FULLY RENOVATED 2 BEDROOM DISTINCTIVE 3-STORY TOWNHOUSE BOASTING LOFT-STYLE CONVERSION WITH GARAGE & STUNNING ARCHITECTURAL FEATURES WITH LONG DISTANCE VIEWS **** Beautifully finished to a high standard with a contemporary dining kitchen and lounge in a central prime location in the heart of the bustling town centre.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Enjoying a central location on Parson Lane within a prime spot in the bustling town centre of Clitheroe giving convenient access to all the amenities, bars, shops and train station which are all just a stones throw away. This fully renovated distinctive three storey townhouse with a loft style conversion boasts some unique architectural features including Gothic style windows incorporating stained glass and long distance views. On the second floor you will find some stunning exposed roof timbers which add charm and character in abundance. A particular feature is the staircase which traverses the three floors with wide interesting landings and the 3-section window that spans the first and second floors.

The ground floor hall is wide and welcoming with a half return section of staircase, with cloakroom and internal door to the garage. The first floor is similarly spacious, light and airy with a return staircase. The living space is beautifully designed with a contemporary open plan dining kitchen with appliances and breakfast bar with a bespoke media wall leading through to the lounge. The second floor is most impressive as it enjoys the Gothic style arches and stained glass windows. There is a box room which could accommodate a single bed, a second double bedroom and a large master bedroom with vaulted, beamed ceiling.

From the dormer window there are lovely views over towards Kemple End. There is a modern spacious four piece bathroom suite with separate shower and pitched ceiling.

The large integral garage has an electrically operated up-and-over door and a welcome roof canopy affording shelter to the block forecourt. Its south westerly aspect can be enjoyed on a sunny day and the Mews properties are pleasantly situated beside the Castle perimeter wall; the Keep clearly visible from Rock Street.

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- Unique 3-Storey Townhouse Conversion
- Superb Fully Renovated Accommodation
- Beautiful Architectural Character Features
- Large Garage With Ample Storage
- 2 Double Bedrooms & Flexible Box Room
- Modern Spacious Dining Kitchen & Lounge
- Attractive 4-pce Bathroom; No Chain, Freehold
- Central Town Centre Prime Location



Garage

Large single garage with electric up and over door, power and lighting.

Entrance

Carpet flooring, stairs to first floor, panelled radiator garage access

Utility/Wc

Two piece suite in white with w.c and sink, plumbed for washing machine and dryer, panel radiator, vinyl flooring, uPVC double glazed frosted window.

Landing

Carpet flooring, stairs to second floor, panel radiator, wooden window.

Kitchen Diner

Range of fitted wall and base units with contrasting work surfaces, breakfast bar, integral oven and stainless steel induction hob over, tiled splash back, integral fridge and freezer, laminate flooring, panel radiator, recessed spotlighting, uPVC double glazed window.

Lounge

Carpet flooring, media wall, multi fuel stove, panelled radiator, television point, uPVC double glazed window

Bedroom 1

Double bedroom with carpet flooring, vaulted ceiling with wooden beams, panel radiator, upvc double glazed window,

Bedroom 2

Double bedroom with carpet flooring, vaulted ceiling with wooden beams, panelled radiator, velux window

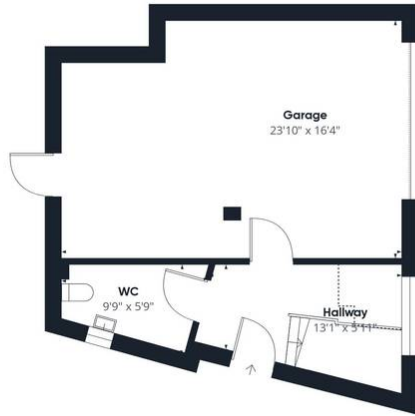
Office/Box Room

Flexible useful room with carpet flooring, panelled radiator.

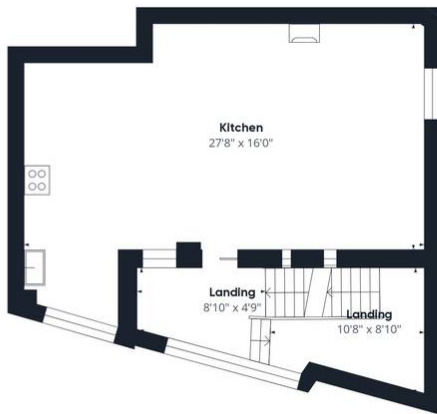
Bathroom

Four piece suite in white with bath, shower, w.c and vanity unit housing sink, wood style flooring, panelled radiator, uPVC double glazed frosted window

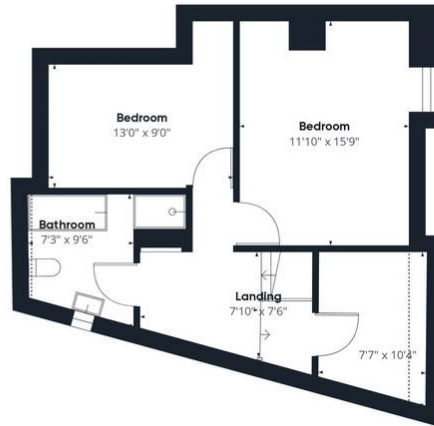




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1620.72 ft²
Reduced headroom
31.22 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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