



6 Fox Street, Clitheroe

£220,000 Freehold

**** SUPERB 2 DBLE BEDROOM GARDEN FRONTED TERRACE IN A TUCKED AWAY LOCATION, CLOSE TO TOWN WITH FABULOUS EXTENDED ACCOMMODATION ****, boasting 2 excellent receptions and modern dining kitchen & private rear patio garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



A true gem in the heart of the highly sought after area of town, this stunning bay fronted mid-terraced house offers sophisticated living spaces in a tranquil setting. Situated within a much favoured location, this charming residence boasts extended and characterful accommodation, perfect for those seeking a blend of modern convenience and period features. The property has been attractively finished by the current owner and features solid oak floors, enhancing its overall elegance.

The ground floor comprises a superb extended open plan dining kitchen and lounge which is definitely the heart of the home which leads out to a lovely rear patio garden provides a peaceful outdoor space for relaxing and entertaining. There is a cosy sitting room with feature bay window and hallway to the front of the house. Ascending to the first floor, you'll find two excellent double bedrooms and a spacious three-piece white house bathroom. The property also benefits from gas central heating, PVC double glazing, offering ample space for comfortable modern living. Conveniently positioned within walking distance to the town, train station, an array of amenities, and excellent primary and secondary schools on the doorstep, this home presents a wonderful combination of modern convenience and timeless charm.

Moving outside to the rear of the property, the generous stone-flagged patio garden provides a private tranquil outdoor space and is complemented by a useful brick-built store, a cold water tap for added convenience, and a stone boundary wall ensuring privacy and security with rear gate access. Early viewing is highly recommended.

- Stunning Bay Fronted Terrace Home
- Extended Characterful Accommodation
- 2 Ample Double Bedrooms
- Superb Open Plan Dining Kitchen & Lounge
- Tucked Away Location - Walking Distance To Town
- Sitting Room, Hallway, Gas CH, PVC DG
- Attractive Private Rear Patio Garden
- Spacious 3-pce White House Bathroom



Entrance Vestibule

uPVC double glazed front door, meter cupboard.

Hallway

Solid oak flooring, cove cornicing, feature Victorian style radiator, staircase leading to first floor.

Living Room

Solid oak flooring, panelled radiator, shelving in alcove area, feature surround fireplace with gas fire and marble hearth, attractive bay window.

Lounge

Solid oak flooring, television point, feature fireplace with open fire and hearth, good sized understairs storage, vertical column radiator, open to dining kitchen.

Dining Kitchen

Superb extended open plan fitted kitchen with a range of lime wash oak style wall, base and drawer units with complementary laminate working surfaces, tiled splashbacks, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated fridge, plumbing for washing machine, gas and electric cooker points, stainless steel extractor filter canopy over, recessed spotlighting, solid oak flooring, uPVC double glazed window, uPVC double glazed external rear door, vertical modern column radiator, part exposed feature brick wall.

Landing

Wood flooring.

Bedroom 1

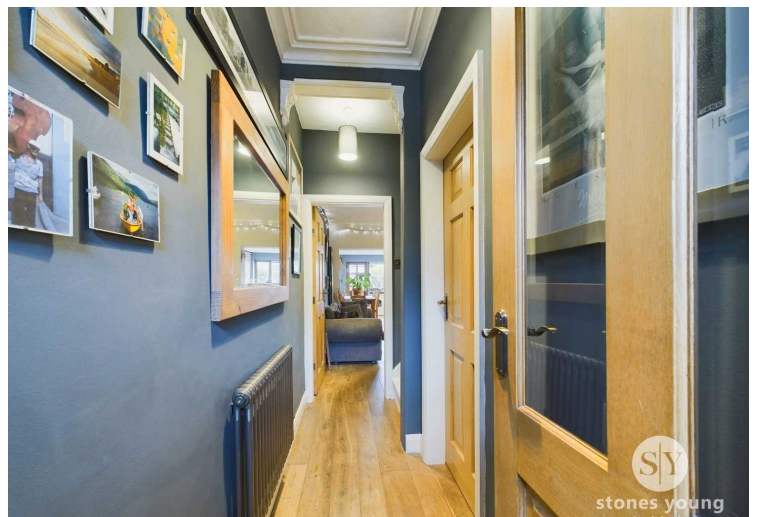
Double room, wood flooring, panelled radiator, uPVC double glazed window.

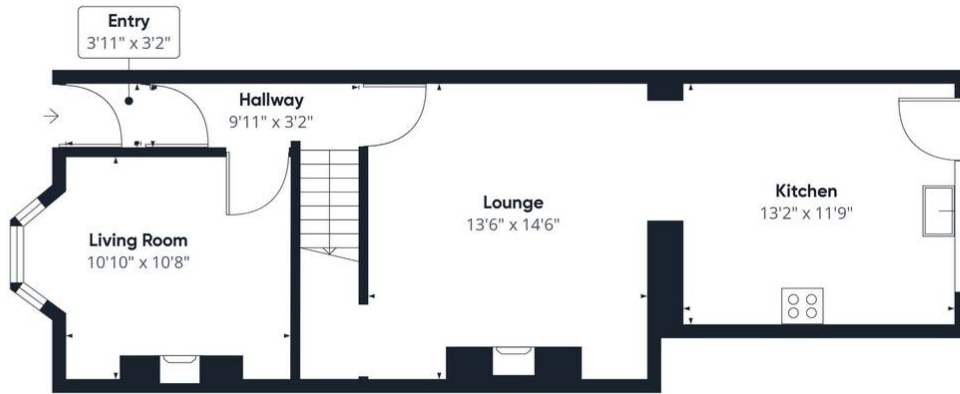
Bedroom 2

Double room, carpet flooring, panelled radiator, uPVC double glazed window, built in storage cupboards, loft access.

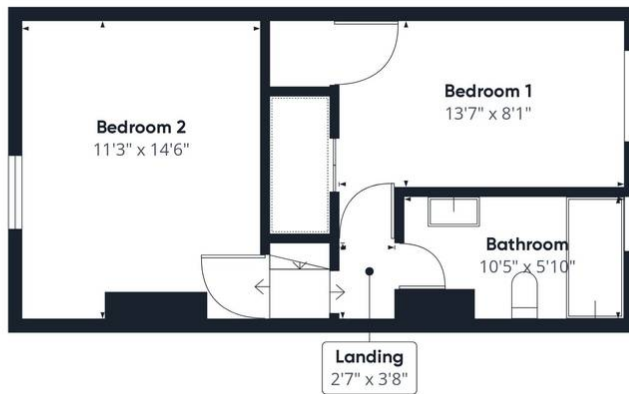
Bathroom

3-pce white suite comprising panelled bath with shower attachment over, frosted uPVC double glazed window, recessed spotlighting, chrome ladder style radiator, sink unit with vanity unit under with cupboards and surface surround, low level w.c., part tiled walls.





Floor 0



Floor 1

Approximate total area⁽¹⁾
892.76 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.

Calculations are based on RICS IPMS 3C standard.

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