

## 4 St. James Street, Clitheroe

£149,000 Leasehold

Superb 2 bedroom double-fronted stonebuilt cottage presenting a rare opportunity to acquire a beautifully renovated mid-terraced residence exuding charm and character with a cosy immaculate interior, open plan living and kitchen area with modern shower room. The property also boasts a lovely rear garden area with a seating area.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Nestled within St James Street, this superb double-fronted stonebuilt cottage presents a rare opportunity to acquire a beautifully renovated mid-terraced residence exuding charm and character. Dating back to the 1800s, this former weavers back-to-back property has been sympathetically restored, offering a delightful blend of traditional features and modern comforts. The property boasts a lovely rear garden area with a seating area, providing the perfect space for relaxation and alfresco dining. The interior showcases a charming, cosy open living area, leading to a bespoke modern kitchen area equipped with appliances and useful utility cupboard. Boasting two good bedrooms with fitted wardrobes, this property benefits from a modern 3-piece shower room, gas central heating, and uPVC double glazing. Ideal for first-time buyers, holiday lets, or investors, and is also perfect for those considering an air bnb venture. This property offers a hassle-free purchase with no onward chain, promising a comfortable and convenient lifestyle. Situated within walking distance to town and amenities, with an array of shops, bars, restaurants and countryside walks available from the doorstep!

Complementing the delightful interior, the outside space of this property is equally enchanting. A covered

access pathway to the side of the house leads to a charming open area, providing designated garden spaces for each of the cottages in the row. The outdoor area for Rose Cottage includes a pleasant lawn, and features a small tarmac seating area - a perfect spot for enjoying the sunshine, offering a tranquil retreat amidst the hustle and bustle. Whether you are looking for a peaceful sanctuary to call home or seeking a lucrative investment opportunity, this property promises a blend of comfort, convenience, and undeniable charm, making it a must-see for discerning buyers seeking a slice of history wrapped in contemporary elegance.

- Superb Double Fronted Stonebuilt Cottage
- Stunning Renovated Internal Accommodation
- Characterful - Former Weavers Back-To-Back Property
- Lovely Rear Garden & Seating Area; No Onward Chain
- Charming Light & Airy Open Living Area
- Bespoke Modern Kitchen Area With Appliances
- Hassle Free Purchase - Perfect For FTB/Holiday Let/Investors
- 2 Good Bedrooms & Fitted Wardrobes
- Modern 3-pce Shower Room; Gas CH & uPVC DG
- Walking Distance To Town & Amenities



**Open Plan Living Area**

uPVC double glazed entrance door, Wood effect flooring, panelled radiator, television point, feature fireplace surround and hearth, alcove area with built in cupboard, recessed spotlighting, useful under stairs storage cupboard and utility area with plumbing for washing machine and shelving, uPVC double glazed window, open to kitchen area:

**Kitchen Area**

Attractive and well planned kitchen area with a luxury modern range of fitted base and drawer units with complementary granite working surfaces and upstands, stainless steel sink with mixer tap and integral granite drainer, recessed spotlighting, built in electric oven & hob with ceiling mounted extractor canopy fan, side built in shelving, wood style flooring, uPVC double glazed window. Staircase leading to first floor.

**Landing**

Carpet flooring, loft access, panelled radiator.

**Bedroom One**

Carpet flooring, panelled radiator, built-in wardrobes, uPVC double glazed window.

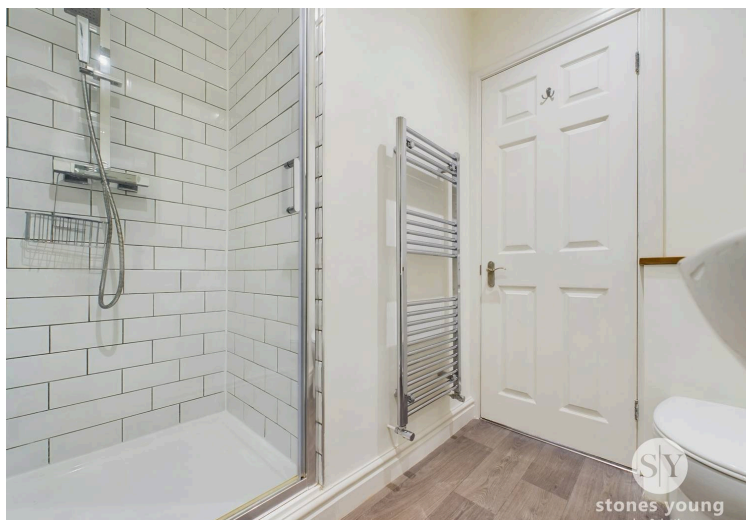
**Bedroom Two**

Carpet flooring, panelled radiator, built-in wardrobes also housing wall mounted combination gas central heating boiler, uPVC double glazed window.

**Shower Room**

Modern 3-pce white suite comprising large shower enclosure with glazed door, thermostatic rain shower over and additional hand held attachment and tiled walls within, half pedestal sink unit with mixer tap, concealed low level w.c., chrome ladder style radiator, recessed spotlighting, extractor fan, wood effect flooring.









Floor 0



Floor 1



Approximate total area<sup>m</sup>  
535.28 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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