



34 Union Street, Clitheroe

£190,000 Freehold

STUNNING TWO BEDROOM COTTAGE IN LOW MOOR, CLITHEROE A beautifully presented gem that exudes charm and sophistication, complimented by generous room sizes and a smart layout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



STUNNING TWO BEDROOM COTTAGE IN LOW MOOR, CLITHEROE WITH NO CHAIN DELAY A beautifully presented gem that exudes charm and sophistication, complimented by generous room sizes and a smart layout.

As you step into this lovely cottage you are greeted by a vestibule which leads into a warm and cosy lounge, amplified by the impressive log burner, while fresh decor gives a fresh clean feel to the home. To the rear, you will find a generously proportioned kitchen diner, currently the focal point of the home and boasting ample space for a large dining table or sofa while the quality kitchen provides you with ample worktop space, storage and space for your appliances. There is an added bonus of understairs storage, allowing to keep your accommodation clutter-free. Heading out the kitchen, you will find the rear yard, a space that is nicely low maintenance and provides you with a South-West aspect to enjoy the afternoon and evening sun.

Upstairs, the huge master bedroom is located at the front of the property with additional storage over the stairs, still leaving an excellent footprint for furniture while a second bedroom has previously housed a double bed albeit currently utilised as a nursery while offering potential for a home office or dressing room.

The beautiful four piece bathroom in this home caters for all with a shower enclosure complimenting the separate bath, completed with wc and sink.

Conveniently located just a few minutes drive from Clitheroe Town Centre, this impeccable property gets the best of both worlds with amenities plentiful in the town while you enjoy the peace and quiet of this tranquil location. Parking is often readily available outside the property on the surrounding streets and local walks are in abundance with Edisford Bridge being a local favourite. The property makes an ideal purchase for first time buyers and downsizers alike with the hard work already done for you, all that needs to be done, is move in and enjoy.

- No Chain Delay
- Stunning Two Bedroom End Cottage
- Two Well Proportioned Bedrooms; Both Have Previously Housed Double Beds
- Tastefully Decorated Lounge with Multifuel Stove
- Spacious Kitchen Diner
- Four Piece Bathroom Featuring: Shower, Bath, WC and Sink
- South-West Facing Rear Yard
- Popular Low Moor Location



Vestibule

Mat flooring

Lounge

Tiled flooring, multi fuel stove with stone hearth, panel radiator, upvc double glazed window

Kitchen Diner

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, integrated oven and gas hob, plumbed for washing machine, under stairs storage, tiled flooring, two panel radiators, upvc double glazed window, upvc double glazed door to back yard

Landing

Carpet flooring, loft access with ladders to partially boarded loft

Bedroom 1

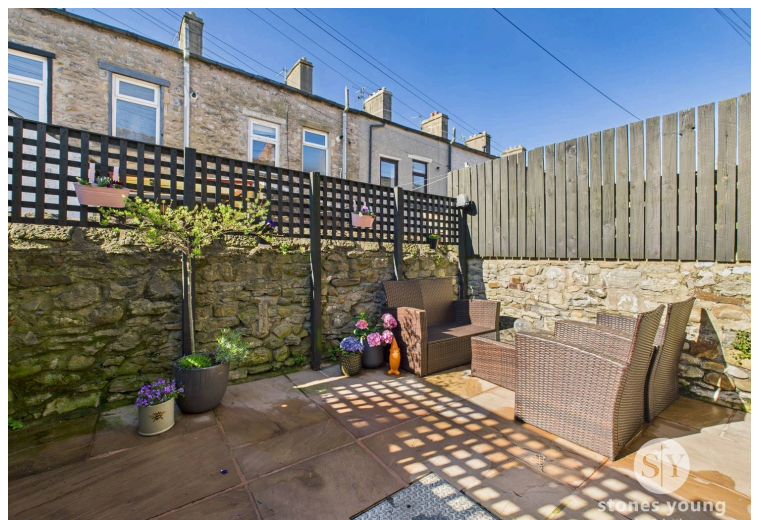
Carpet flooring, storage cupboard housing combi boiler

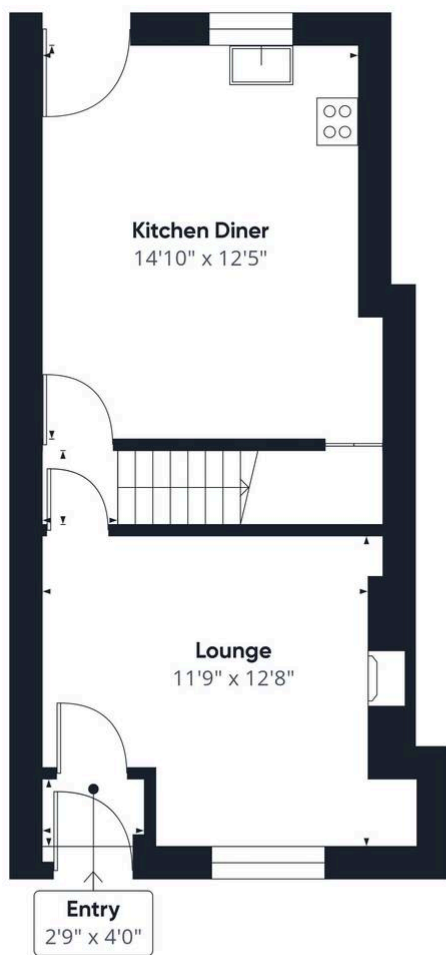
Bedroom 2

Carpet flooring, panel radiator, upvc double glazed window

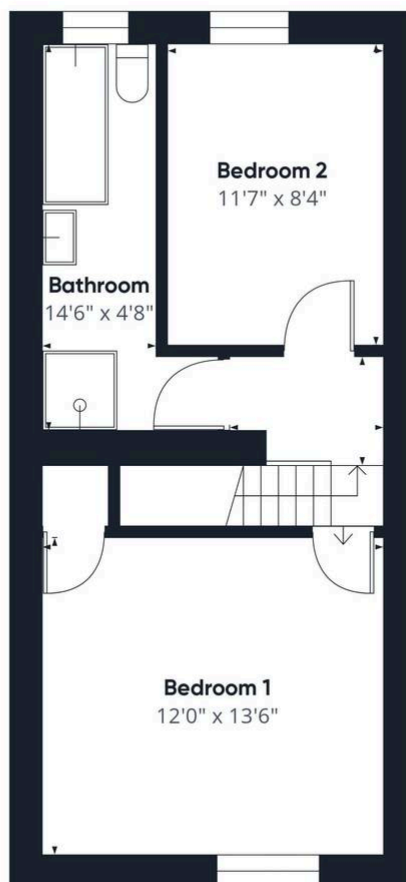
Bathroom

Four piece suite in with shower enclosure, bath, Wc and sink, panel radiator, tiled flooring, upvc double glazed frosted window





Floor 0



Floor 1



Approximate total area⁽¹⁾
761.43 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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