



35 Wilson Street, Clitheroe

£185,000 Leasehold

Well positioned attractively presented 3 double bedroom terraced home is situated over 3 floors and has been superbly extended, offering ample living space for a family or professionals with superb second floor panoramic views of Pendle Hill.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Nestled in a prime location on Wilson Street, this attractively presented 3-bedroom terraced house is a true gem in Clitheroe. Boasting three double bedrooms and a stunning three-piece bathroom arranged over 3 floors, this property offers ample living space for a growing family or young professionals. The interior features two separate reception rooms ideal for entertaining guests and a modern kitchen equipped with all the essential amenities. In addition, the property includes an outbuilding with power and lighting, perfect for storage or a workshop, as well as a useful utility room. Situated within walking distance to Clitheroe Town Centre, residents can enjoy easy access to local amenities and transportation links. Furthermore, the property falls under council tax band B, ensuring cost-effective living. Not to be missed from the top floor, the house offers superb panoramic elevated rear views over Pendle Hill, creating a picturesque backdrop that can be enjoyed from the comfort of your own home. Externally to the rear there is a private enclosed rear yard area which is not overlooked. Early internal viewing is highly recommended to fully appreciate.

- Attractively Presented 3 Double Bedroom Terrace
- Stunning Three Piece Bathroom
- Two Separate Reception Rooms; Modern Kitchen
- Outbuilding with Power and Lighting
- Utility Plumbed for Washing Machine and Dryer
- Walking Distance to Clitheroe Town Centre
- Council Tax Band B
- Superb Elevated Rear Views Over Pendle Hill



Vestibule

Tiled flooring

Lounge

Carpet flooring, gas fire, panel radiator, upvc double glazed window

Dining Room

LVT flooring, under stairs storage, gas fire, panel radiator, upvc double glazed French doors

Utility Room

Fitted base units with contrasting worksurfaces, plumbed for washing machine, tiled flooring, panel radiator, upvc double glazed rear door, upvc double glazed frosted window

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral dishwasher, oven, induction hob, microwave, fridge and freezer, LVT flooring, upvc double glazed window

Landing

Carpet flooring, panel radiator, stairs to second floor

Bedroom 1

Carpet flooring, fitted wardrobes, dressing table and storage, panel radiator, upvc double glazed window

Bedroom 2

Carpet flooring, fitted wardrobe, panel radiator, upvc double glazed window

Bathroom

Three piece suite with electric shower over bath, Wc and vanity unit housing sink, heated towel rail, fitted storage, laminate flooring, upvc double glazed frosted window

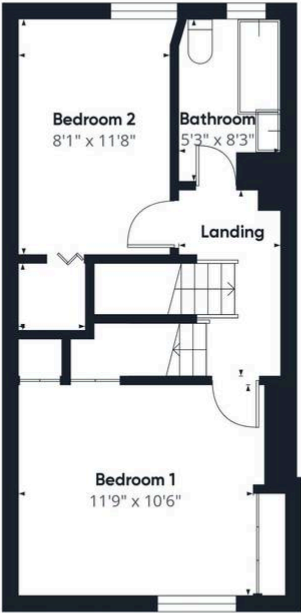
Bedroom 3

Carpet flooring, built in storage, panel radiator, upvc double glazed window





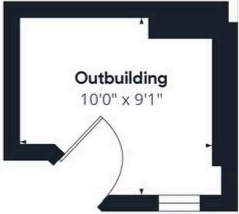
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1020.53 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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