



178 Whalley Road, Clitheroe

£185,000 Leasehold

Charming stone terrace cottage with 2 bedrooms, modern bathroom, feature fireplace in lounge, breakfast kitchen extension, and private patio garden. Ideal for first-time buyers, investors, or downsizers. Convenient location with easy access to town amenities. Attractive outdoor spaces with stone patio areas.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC



This charming stonebuilt terrace cottage presents a delightful abode for those seeking a characterful residence. The mid-terraced house boasts an attractive and spacious internal layout comprising 2 excellent bedrooms and a modern 4-piece bathroom. The property's focal point is the fantastic rear lounge featuring a striking feature fireplace, while a generous breakfast kitchen extension adds to the allure. With a front dining room complemented by a private rear patio garden, this home offers a versatile living space. Ideal for first-time buyers, investors, or downsizers, this residence situated in a convenient residential location embodies character with its wood beams and attractive floors. Moreover, the property's advantageous position ensures excellent walking distance access to town amenities, making it the perfect find for a hassle-free purchase with no onward chain.

Externally, this property continues to impress with its outdoor offerings. The front forecourt stone patio area is both attractive and welcoming, featuring a stone front wall that adds to the property's charm. The rear offers a spacious stone flagged patio garden, enclosed by a stone boundary wall, privacy fencing, and rear gate access, the rear garden offers seclusion and a tranquil retreat away from the hustle and bustle. With a blend of

indoor comfort and outdoor convenience, this property strikes the perfect balance for those seeking a well-rounded living experience.

- Charming Stonebuilt Terrace Cottage
- Attractive Spacious Internal Layout
- 2 Excellent Bedrooms & Modern 4-pce Bathroom
- Fantastic Spacious Rear Lounge With Feature Fireplace
- Generous Breakfast Kitchen Extension
- Front Dining Room; Private Rear Patio Garden
- No Onward Chain – Hassle Free Purchase
- Well Positioned – Excellent Walking Distance To Town
- Perfect For First Time Buyers, Investors Or Downsizers Alike



Entrance Vestibule

uPVC front door, karndean flooring.

Dining Room

uPVC double glazed window, cupboards in alcoves, panel radiator, feature decorative fireplace surround, karndean wood style flooring, open staircase to first floor.

Lounge

Fantastic spacious living room, karndean wood style flooring, internal frosted glazed window, uPVC double glazed window, panel radiator, TV point, large stone feature fireplace and hearth housing cast iron multi fuel stove, open to kitchen:

Breakfast Kitchen

Good sized kitchen extension with fitted wall and base units, laminate surfaces, breakfast bar, stainless steel double electric oven and grill, 4-ring gas hob, extractor canopy over, plumbing for dishwasher, shelving and display unit, pitched ceiling with feature wood beam, recessed spotlights, 2 x velux windows, uPVC double glazed window, cupboard housing gas central heating boiler, stainless steel sink drainer unit with mixer tap. Karndean wood style flooring, uPVC double glazed external door to utility.

Utility Room

Useful spacious room with plumbing for washing machine, space for dryer and other appliances. Tiled floor, panel radiator, uPVC double glazed door to outside.

Landing

Bedroom one

Double room with carpet flooring, modern fitted wardrobes to one wall with sliding doors, uPVC double glazed window with wood beam over, panel radiator, decorative period feature fireplace.

Bedroom Two

Small double room with carpet flooring, uPVC double glazed window, panel radiator, feature wood ceiling beam, built in storage cupboard also housing loft access.

Bathroom

Generous 4-pce white suite, large double ended panel bath with mixer tap, large corner shower enclosure with direct feed shower and handheld shower, pedestal wash basin with mixer tap, low level w.c., fully tiled walls, Karndean flooring, wood feature beam, uPVC double glazed window.





Floor 0



Floor 1

Approximate total area^m
848 ft²

Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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