



34 High Street, Clitheroe

£265,000 Freehold

Fantastic opportunity to acquire a charming stone-built, end-corner cottage with 3 ample bedrooms, modern bathroom, lovely private lawned garden, and striking fireplace. Superb location for riverside walks and modern living. Garden with stone patio and planted borders, ideal for relaxation.

Council Tax band: D

Tenure: Freehold



This delightful property presents a rare opportunity to acquire a 3 bedroom end of terrace house, embodying the essence of charm and character. The stunning stone-built end-corner cottage boasts a beautiful spacious interior with 3 ample bedrooms, a sizeable modern bathroom, and a charming private lawned garden and patio – offering an ideal space for a family home or a downsizer's retreat. The superb lounge features a striking fireplace and wood burning stove, while the modern kitchen and separate dining room cater perfectly to modern living. Located in a favoured position on the outskirts, this residence provides easy access to riverside walks from the doorstep, showcasing its stunning kerb appeal and frontage. Freehold status, within walking distance to primary schools, amenities, and a leisure centre adds convenience to the deceptive feel of this inviting property.

The property features a lovely private cottage garden at the rear, which includes a central lawn, a stone-flagged patio area, and mature, well-stocked planted borders, providing a serene setting for relaxation and entertainment, with a further stone patio tucked at the far end of the garden, enclosed by a boundary wall and offering side gate access – a perfect spot for capturing

the sunshine. This external enclosure complements the character and appeal of the property, making it a rare gem in a sought-after location.

- Stunning Stonebuilt End Corner Cottage
- Beautiful Spacious Character Interior
- 3 Ample Bedrooms & Sizeable Modern Bathroom
- Charming Private Lawned Garden and Patio
- Ideal Family Home Or Downsizers Retreat
- Superb Lounge With Feature Fireplace & Stove
- Modern Kitchen & Separate Dining Room
- Favoured Location – Pleasantly On Outskirts



Entrance & Dining Room

Solid wood front door, wood style flooring, under stairs cupboard and built in cupboards, panel radiator, uPVC double glazed window, stairs to first floor.

Living Room

Spacious bright room with large feature stone fireplace and tiled hearth with cast iron wood burning stove, TV point, wall light points, panel radiators, stone shelving in alcove, 4 x uPVC double glazed windows.

Kitchen

Superb modern kitchen with an array of contrasting fitted wall and base units with wood style worktops and tiled splash back, uPVC double glazed window, integrated electric oven, 4-ring gas hob and extractor canopy over, tiled effect flooring, recessed spotlights, plumbing for washing machine, sink and drainer unit with mixer tap, uPVC double glazed external door to garden, charming outlooks over garden.

Landing

Loft access, part boarded.

Bedroom One

Excellent double room with carpet, built in wardrobe, panel radiator, uPVC double glazed window with lovely views towards Kemple End and open fields.

Bedroom Two

Double room with carpet flooring, uPVC double glazed window with stunning views towards Kemple End and neighbouring open fields, panel radiator.

Bedroom Three

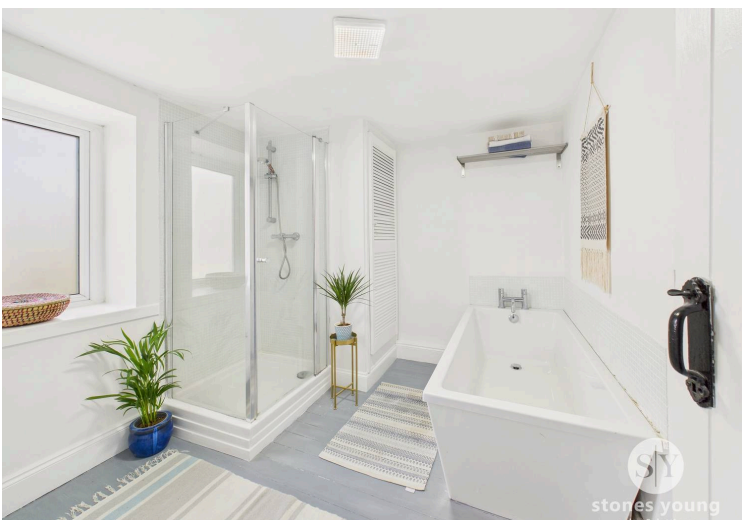
Carpet flooring, uPVC double glazed window overlooking garden, panel radiator.

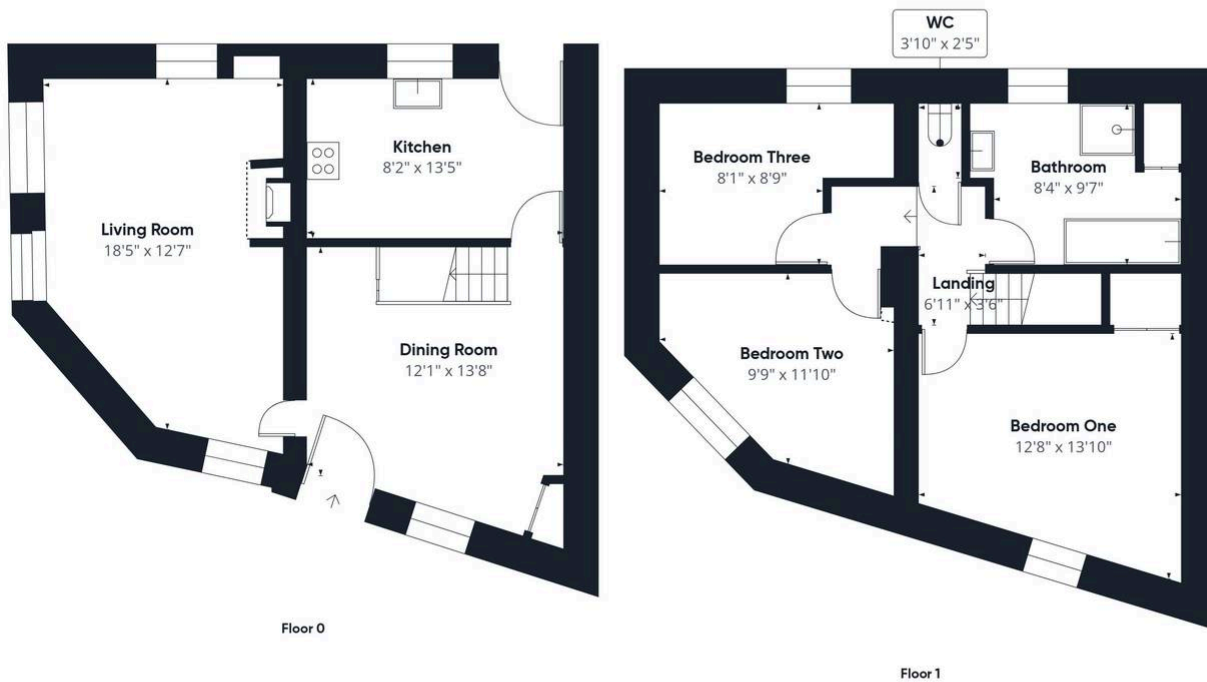
Bathroom

Excellent generous 3-pce suite in white, panelled bath with mixer tap, shower enclosure, large vanity wash basin with mixer tap and drawers under, wood flooring, ladder style radiator, part tiled walls, cupboard housing combination gas central heating boiler, uPVC double glazed window.

Separate Toilet

Low level w.c., vinyl flooring, extractor fan.





Approximate total area^m
1030 ft²
Reduced headroom
8 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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