



41 Littlemoor Road, Clitheroe

£285,000 Leasehold

Prime location, spacious 4-bed semi-detached house with impressive double storey extension. Two reception rooms, kitchen, conservatory, 3 double bedrooms, en-suite, large gardens, garage, ample parking. Ideal family home with potential for enhancements. Close to amenities and schools.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Boasting a prime residential location, this superb spacious 4-bedroom semi-detached house presents an exceptional opportunity for family living. With an extensive double storey side extension, this property offers generous living spaces, including two impressive reception rooms, a well-sized kitchen, and conservatory. The accommodation layout continues to impress with three double bedrooms, plus an additional fourth versatile bedroom perfect for an office or nursery. Enjoy the convenience of a large en-suite bathroom and a family shower room, ensuring comfort for all residents. Benefit from a sizeable rear garden and patio, larger than average, providing ample space for outdoor activities and gatherings. Offered with no onward chain, this residence also holds exciting potential for further enhancement, making it a property not to be missed.

Outside, the front greets you with a thoughtfully designed blocked paved and pebbled area, complemented by a low brick boundary wall with gate access to the front and side. At the rear, a sprawling plot awaits, offering a private lawned area, block paved patio, and pebbled patio, catering to both relaxation and play. Further enhancing the outdoor experience is a raised block paved driveway to the rear with parking for 2 cars, leading to a detached single garage.

The convenience of double opening side gates for car access adds to the practicality and ease of daily living. With an impressive overall plot and an array of amenities within walking distance and close proximity to the town centre and schools, this property is ideal for comfortable, modern living in a desirable neighbourhood.

- Superb Spacious Family Semi-Detached House
- Extensive Double Storey Side Extension
- No Onward Chain – Potential To Enhance Further
- 2 Impressive Receptions; Kitchen & Conservatory
- 3 Double Bedrooms & Single Bedroom/Office/Nursery
- Walking Distance for Town Centre & Schools
- Large En-suite Bathroom & Family Shower Room
- Generous Larger Than Average Rear Garden & Patio
- Rear Detached Garage & 2-Car Driveway



Entrance Hallway

uPVC external front door, panelled radiator, wood style flooring, staircase leading to first floor.

Dining Room

Wood style flooring, panelled radiators, feature fireplace surround with hearth and surround, freestanding electric fire, television point, uPVC double glazed bay window.

Lounge

Solid oak flooring, panelled radiator, television point, feature fireplace, hearth and surround housing gas fire, uPVC double glazed window, sliding double glazed patio doors leading to conservatory.

Conservatory

Tiled flooring, timber framed double glazed windows, panelled radiator, timber framed french doors to garden.

Kitchen

Range of high gloss wall, base and drawer units with contrasting working surfaces, space for cooker, extractor filter canopy over, stainless steel 1½ bowl sink drainer unit with mixer tap, recessed spotlighting, panelled radiators, plumbing for washing machine, tiled effect vinyl flooring, uPVC double glazed door and glazed surround leading to rear garden.

Cloakroom

Low level w.c., uPVC double glazed window, also housing wall mounted Worcester combination gas central heating boiler.

Landing

Carpet flooring, recessed spotlighting, spindle balustrade.

Bedroom One

Excellent double room with new fitted carpet flooring, newly decorated, panelled radiator, TV point, uPVC double glazed window, views towards Clitheroe Castle.

En-suite

3-pce white suite comprising corner panelled bath with hot and cold taps with electric shower over, pedestal wash basin with mixer tap, low level w.c., panelled radiator, fully tiled walls, tiled flooring, extractor fan, uPVC double glazed frosted window.

Bedroom Two

Double room with carpet flooring, newly decorated, panelled radiator, full length mirrored wardrobes, TV point, uPVC double glazed window with views towards Clitheroe Castle.

Bedroom Three

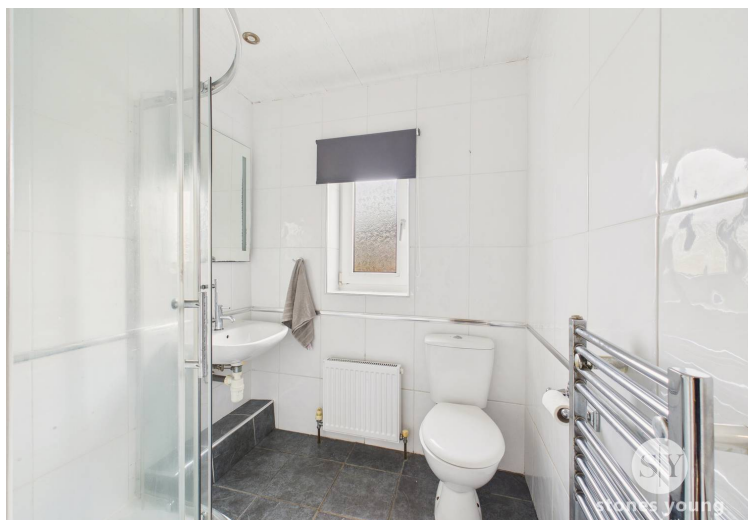
Double bedroom with carpet flooring, newly decorated, built-in wardrobes and cupboards, loft access, uPVC double glazed window.

Bedroom Four

Versatile room with laminate wood style flooring, newly decorated, uPVC double glazed window, panel radiator.

Shower Room

3-pce white suite comprising shower enclosure with thermostatic shower over, sliding glazed doors, wall hung sink unit with mixer tap, low level w.c., recessed spotlighting, extractor fan, fully tiled walls, tiled flooring, panelled radiator and chrome heated towel rail, uPVC double glazed frosted window.



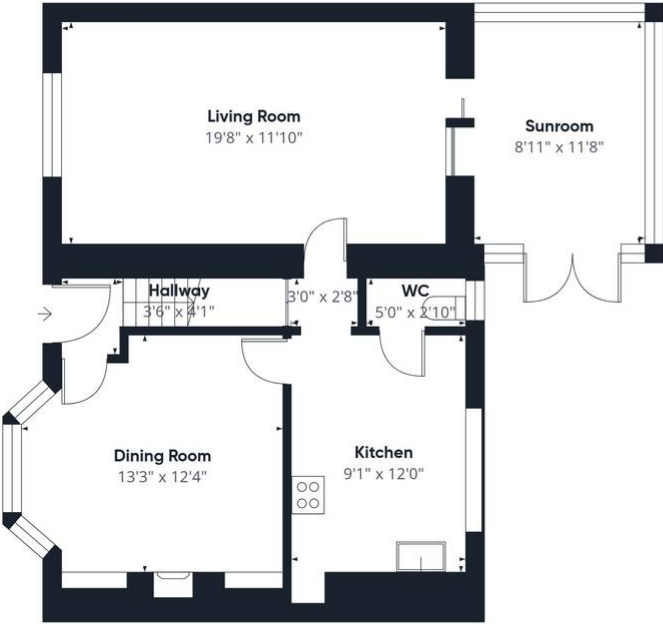


Approximate total area⁽¹⁾
1486 ft²

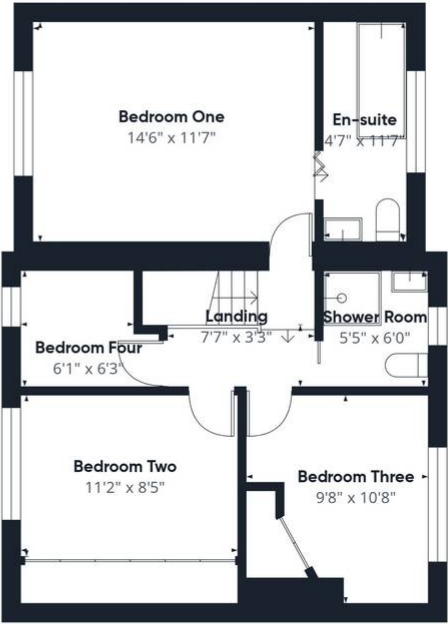
(1) Excluding balconies and terraces

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

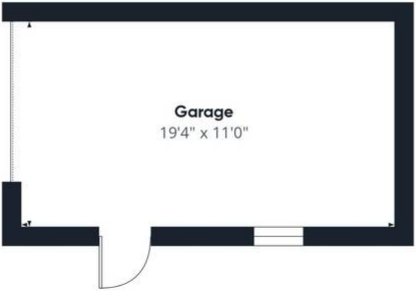
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2