





Hilton &  
Horsfall



BB7 1PE

## Salthill Road, Clitheroe

### Offers In The Region Of £219,950

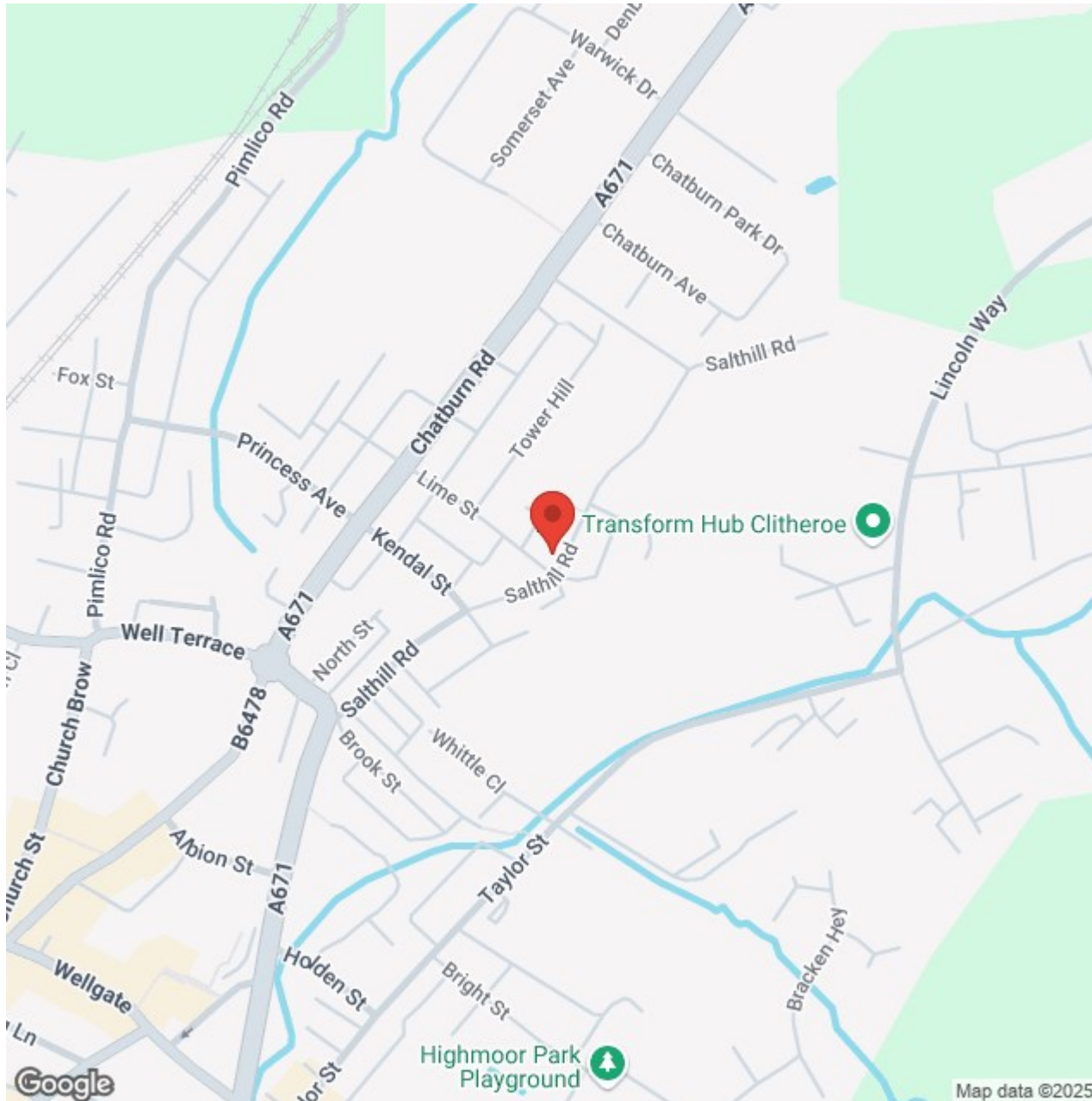
- Two Bedrooms • Attic Room • Renovated Throughout • Two Reception Rooms • Sought After Area • Amenities Close By

A charming and spacious two-bedroom terraced property with a versatile attic room boasting a hive central heating system, new windows, new kitchen and a new roof. Ideally located within walking distance of Clitheroe town centre and local amenities. The ground floor features a welcoming entrance hallway, a comfortable sitting room, a generous dining room perfect for entertaining, and a modern fitted kitchen with contemporary units and finishes. Upstairs offers two good-sized double bedrooms, a stylish family bathroom, and access to a useful attic room, which could serve as a third bedroom, home office, or hobby space. Externally, the property benefits from a tidy forecourt garden to the front with artificial grass and wood storage. To the rear is a private yard with a beautiful Indian stone patio, a decked seating area, creating an ideal space for outdoor dining and relaxation. This lovely home is perfect for first-time buyers, young families, or investors seeking a well-located and ready-to-move-into property.

Viewing is highly recommended.











## Lancashire

A charming and spacious two-bedroom terraced property with a versatile attic room boasting a hive central heating system, new windows, new kitchen and a new roof. Ideally located within walking distance of Clitheroe town centre and local amenities. The ground floor features a welcoming entrance hallway, a comfortable sitting room, a generous dining room perfect for entertaining, and a modern fitted kitchen with contemporary units and finishes. Upstairs offers two good-sized double bedrooms, a stylish family bathroom, and access to a useful attic room, which could serve as a third bedroom, home office, or hobby space. Externally, the property benefits from a tidy forecourt garden to the front with artificial grass and wood storage. To the rear is a private yard with a beautiful Indian stone patio, a decked seating area, creating an ideal space for outdoor dining and relaxation. This lovely home is perfect for first-time buyers, young families, or investors seeking a well-located and ready-to-move-into property. Viewing is highly recommended.

### ENTRANCE

With a composite door leading to:

### VESTIBULE

With solid oak flooring and wainscot paneling.

### HALLWAY

A welcoming entrance hallway with 1x radiator, solid oak flooring and wainscot paneling.

### LIVING ROOM 12'1" x 10'3" (3.69 x 3.14)

A cosy living room with a multi fuel stove, 1x radiator, television point, coving and a uPVC double glazed window to the front elevation.

### DINING / SITTING ROOM 12'8" x 14'1" (3.87 x 4.31)

A good sized dining room with space for a large dining table, space for home furniture, multi fuel stove, television point and under stairs storage.

### BREAKFAST KITCHEN 14'6" x 11'3" (4.43 x 3.45)

A modern fitted kitchen with a range of wall and base units, having integrated appliances such as a fridge freezer, freezer, wine cooler, dishwasher, washing machine and electric oven and grill. The kitchen also boasts a quooker tap, solid oak flooring and uPVC double glazed french doors leading to the rear yard.

### LANDING

### BEDROOM ONE 12'1" x 12'1" (3.70 x 3.70)

A well proportioned double bedroom with coving, fitted wardrobes, 1x radiator and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 7'4" x 9'4" (2.24 x 2.86)

Another bedroom of double proportion with 1x radiator, coving and a uPVC double glazed window to the rear elevation.

### BATHROOM 9'10" x 4'4" (3.01 x 1.34)

A modern three piece suite with a panelled bath and shower over, push button w.c, vanity sink with chrome mixer tap, partially tiled walls, LED spotlights, solid oak flooring and a frosted uPVC double glazed window to the rear elevation.

### ATTIC ROOM 16'1" x 12'7" (4.91 x 3.84)

A good sized room with 2x skylights and 1x radiator.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/salthill-road-clitheroe/>

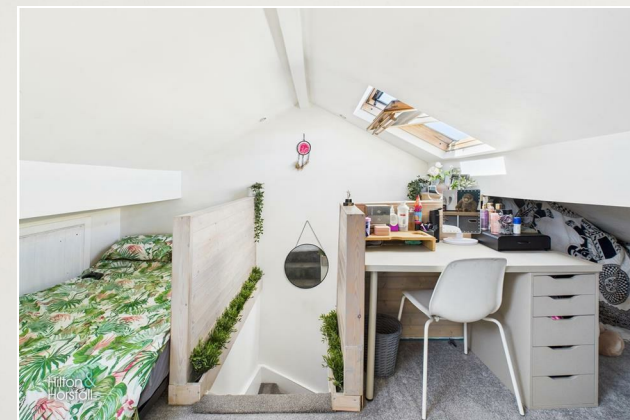
### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.







BB7 1PE

## OUTSIDE

Externally, the property benefits from a tidy forecourt garden to the front with artificial grass and wood storage. To the rear is a private yard with a beautiful Indian stone patio, a decked seating area, creating an ideal space for outdoor dining and relaxation.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1054 ft<sup>2</sup>

97.8 m<sup>2</sup>

Reduced headroom

98 ft<sup>2</sup>

9.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.









Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)