

7 LITTLEMOOR  
CLITHEROE  
BB7 1HF

Offers over £125,000



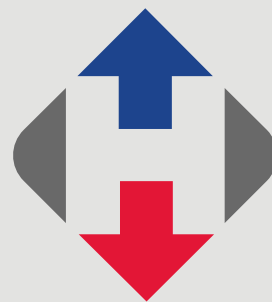
- Grade II Listed character cottage
- 2 bedrooms
- Spacious lounge
- Kitchen & shower room
- Attractive location
- Gas central heating
- Chain free
- 52 m2 (559 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A Grade II listed character stonebuilt cottage situated in this attractive location within a cluster of similar properties.**

**There is an entrance porch leading to a lounge with two windows and gas fire. At the rear of the property there is a small kitchen. Upstairs there are two bedrooms and a 3-piece shower room all with the benefit of gas central heating.**

**This quirky cottage offers a great opportunity for a first-time buyer. Viewing is essential.**



**LOCATION:** Travelling into Clitheroe along Whalley Road as you approach the town turn right before Aldi into Littlemoor. Continue straight on round the left hand bend and the cottage is located shortly after on the right hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Through front door into:

**ENTRANCE VESTIBULE:** With meters, coat hooks and half-glazed door to:

**LOUNGE:** 5.1m x 5.1m (16'10" x 16'9"); with sash windows to front and side elevation, gas fire with stone hearth, original storage cupboard set into alcove, television point, broadband point and staircase off to first floor.

**KITCHEN:** 3.6m x 1.5m (11'11" x 4'9"); with a fitted range of cream shaker style wall and base units with complementary dark laminate work surface and tiled splashback, one bowl stainless

steel sink unit with mixer tap, electric cooker, plumbing for a washing machine and understairs storage cupboard.

#### **FIRST FLOOR:**

**LANDING:** With feature exposed beam and airing cupboard housing combination central heating boiler.

**BEDROOM ONE:** 2.7m x 4.8m (8'10" x 15'9"); with sash window and secondary glazed unit.

**BEDROOM TWO:** 2.5m x 3.2m (8'2" x 10'7"); with feature exposed beams, fitted shelf with hanging rail, sash window and secondary glazed unit.

**SHOWER ROOM:** 3-piece suite comprising a low suite w.c., vanity wash-hand basin with chrome taps and storage under and a corner shower enclosure with fitted thermostatic shower.







**HEATING:** Gas fired hot water central heating system.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

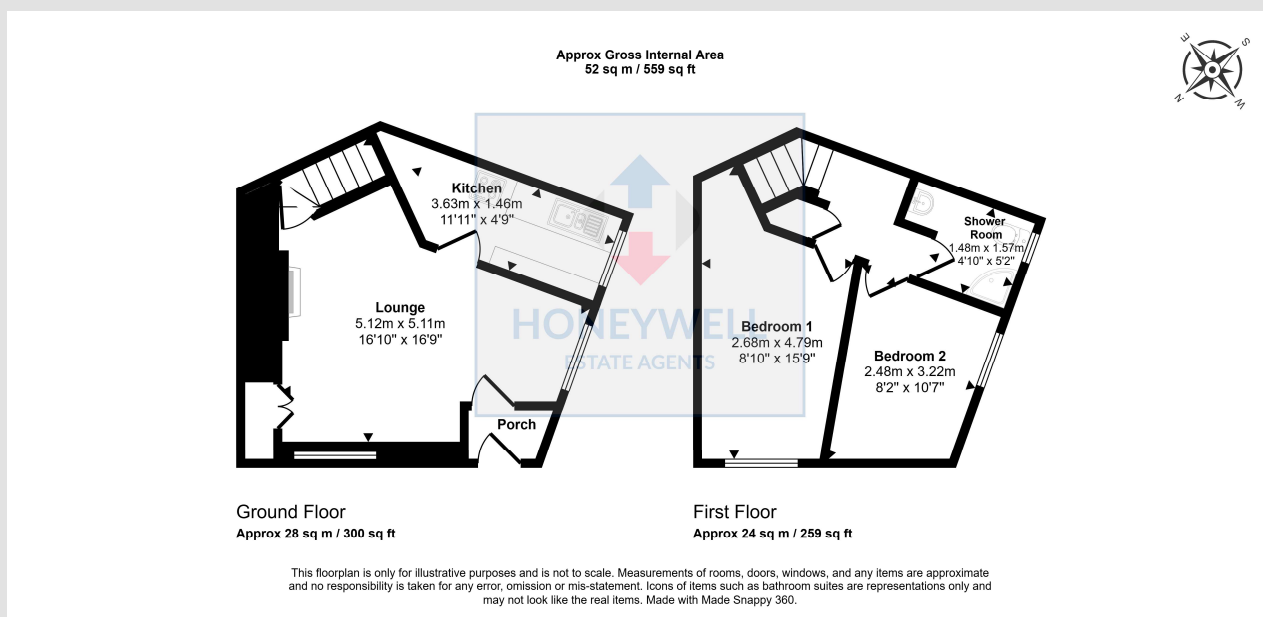
**COUNCIL TAX BAND A.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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7 Littlemoor, Clitheroe, BB7 1HF  
CD/CJ/220425

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