

112 WHALLEY ROAD  
CLITHEROE  
BB7 1HW

Offers around £140,000



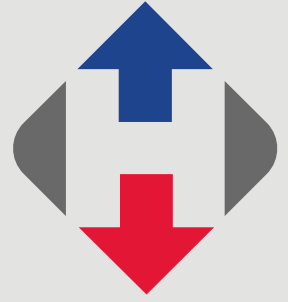
- Large end terrace cottage
- 3 bedrooms, 2 reception rooms
- Attractive outlooks at the rear
- Requires full modernisation
- Walled garden to the rear
- Convenient for the town centre
- Gas CH & double glazing
- 100 m2 (1,072 sq ft) approx.

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**A large end terrace cottage which has a two storey extension at the rear to create fantastic-sized accommodation with three bedrooms, two reception rooms and dining kitchen.**

**The house does now require full modernisation but offers superb potential to create a beautiful home. The house has attractive outlooks to the rear and has a west-facing walled garden. The property is within walking distance of the town centre and is close to St James' Primary School, Holmes Mill and Sainsbury's. Viewing is recommended.**



**LOCATION:** Leaving Clitheroe town centre, passing Sainsbury's on the left hand side, take the second exit at the mini roundabout into Whalley Road. The property can be found on the right after around 450 yards.

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

**ENTRANCE:** Through PVC front door into:

**ENTRANCE VESTIBULE:** With glazed door leading to:

**HALLWAY:** With staircase off to first floor.

**SITTING ROOM:** 3.0m x 2.8m (9'9" x 9'1"); with storage cupboard built into the alcove, meter cupboard and tiled fireplace.

**LOUNGE:** 4.3m x 4.0m (14'1" x 13'1"); with understairs storage cupboard, store cupboard set into alcove, tiled fireplace with gas fire and window to side elevation.

**DINING KITCHEN:** 4.5m x 3.0m (14'8" x 9'8"); with a fitted range of laminate wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel sink unit, electric oven, 4-ring gas hob with extractor over, wall-mounted Worcester central heating boiler and PVC door leading to rear garden.

**FIRST FLOOR:**

**LANDING:** With loft access and feature cast iron fireplace.

**BEDROOM ONE:** 4.4m x 2.7m (14'5" x 8'11").

**BEDROOM TWO:** 4.4m x 3.0m (14'5" x 9'9"); with pleasant outlooks to the rear.

**BEDROOM THREE:** 3.4m x 2.1m (11'3" x 6'10"); with over stairs storage cupboard.

**BATHROOM:** 3-piece suite comprising a low level w.c., pedestal handwash basin and a panelled bath.





**OUTSIDE:** There is a forecourt garden to the front. To the rear is a garden area with stone boundary wall, gated access and doorway leading cellar storage.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

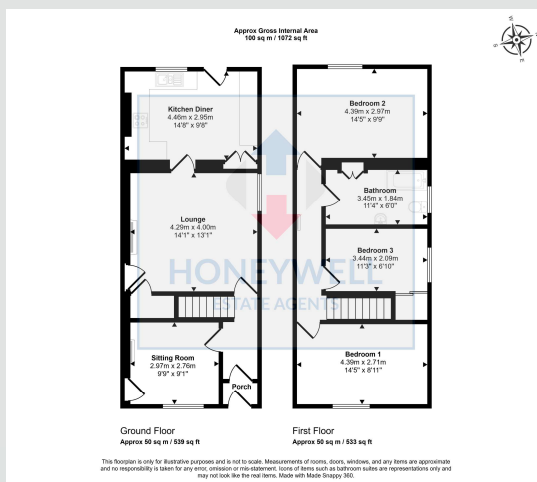
**COUNCIL TAX BAND A.**

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

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