



109 Whalley Road,
Clitheroe

£250,000

A charming stone-built end terrace cottage dating back to 1846, boasting substantial living accommodation space spread deceptively over two floors. Situated in a much favoured location on the outskirts of the market town of Clitheroe. The property benefits from two off road parking spaces to the side, a good sized private garden and a large detached garage / workshop.

Early viewing is highly recommended. Gas central heating throughout.



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The Property

This spacious family home should appeal to a variety of purchasers and offers huge potential to modernize and make their own. Benefitting from three reception rooms, kitchen and a garden room on the ground floor, there is plenty of space to play with. There are many original features including fireplaces, high ceilings, decorative coving to name but a few. There is a small cellar area with a stone butchers block and shelving below the kitchen area. To the first floor there are three generously sized double bedrooms providing ample space, two with fitted bedroom furniture.

The property boasts excellent further potential, allowing a discerning new purchaser to tailor the space to their unique needs and preferences.

The front door leads into a central hallway with solid wooden herringbone flooring, the front reception room is a lovely room made even more welcoming by the presence of a limestone fireplace with an open coal fire; the perfect accompaniment to a cold winters day. To the other side of the hallway is a generously sized dining room. The solid wooden herringbone flooring runs through into the living room. This slightly larger room has a central living flame gas fire with decorative wooden surround, stairs to the first floor and access into the kitchen and conservatory. The kitchen has a range of base and eye level units and integrated appliances. There is a stone staircase leading from the kitchen down to the cellar.

On the first floor there are three generous double bedrooms, two of which have a vast amount of built in wardrobes and storage space; there is a large triple glazed window, and 3 double glazed windows to the front of the house providing decent sound proofing to the front bedrooms. The five-piece bathroom comprises a large corner bath with a mixer tap and handrails, pedestal washbasin with mixer tap with glass shelf and mirrored storage over, a dual flush wc, bidet and enclosed shower cubicle with folding glass door, plus a large storage cupboard.

Externally there is a slightly tiered garden at the rear with stone paving, flag pole, lawned area, pond and an array of planted areas with a central path leading to the detached garage / workshop which is situated at the very end of the garden. There is a large rear workshop which has power, lighting and w.c. with external access via triple doors to Craven Street.

Ground Floor

Entrance Hall

Reception Room

13'4" x 11'5"

Dining Room

13'4" x 10'5"

Living Room

13'11" x 14'2"

Kitchen

13'11" x 7'8"

Conservatory

6'7" x 21'1"

First Floor

Landing

Bedroom One

13'4" x 14'11"

Bedroom Two

17'8" x 14'2"

Bedroom Three

13'3" x 10'6"

Bathroom

13'11" x 7'7"

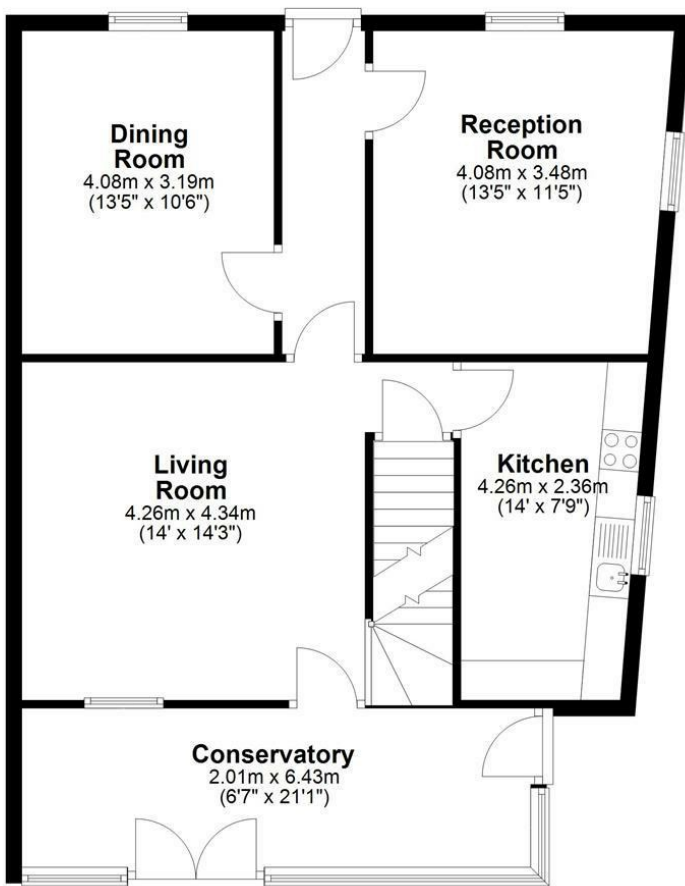
Outside

Garage / Workshop

17'8" x 16'4"

Ground Floor

Approx. 80.3 sq. metres (864.1 sq. feet)



First Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



Total area: approx. 147.8 sq. metres (1591.1 sq. feet)



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