



Renovated to an exceptional standard, this beautifully presented three-bedroom semi-detached home occupies a generous plot with well-maintained lawned gardens to the front and rear. Enjoying a sought-after position backing onto school fields, the rear garden benefits from a desirable south-westerly aspect, ensuring an abundance of natural light throughout the day and pleasant green aspects. Ideally suited for first time buyers or investors, this beautiful home recently underwent a complete renovation and is ready to move straight in to.

Stepping inside, you are welcomed into a bright and inviting hallway, complete with tiled flooring and built-in storage. The spacious living room offers a stylish yet comfortable setting, featuring a charming cosmetic tiled fireplace with an oak mantelpiece, wood-effect flooring, half panelled walls and doorway into kitchen and small inner landing with staircase leading to the first floor.

Flowing seamlessly from the living space, the stunning dining kitchen has been recently fitted with a range of sleek white wall and base units, complemented by solid Oak worktops. High-quality integrated appliances include an electric oven, four-ring electric hob with stainless steel extractor, built-in fridge-freezer, and a stainless steel single drainer sink. Thoughtfully designed, this impressive kitchen also features modern wood-effect flooring, contemporary vertical radiator, and uPVC patio doors opening onto the private rear garden - creating an effortless connection between indoor and outdoor living.

Ascending the staircase, the first-floor landing provides access to three well-proportioned bedrooms. The principal and second bedrooms both enjoy open views over the rear garden and school fields, offering a sense of space and tranquillity. The third bedroom serves as a versatile space, ideal for use as a nursery, home office, or guest room.

Completing the first floor is the modern bathroom, finished to a superb standard with a contemporary three-piece suite comprising a panelled bath with a plumbed Mira shower and vanity screen, a pedestal washbasin, and a low-level WC. Additional features include elegant tiled flooring, a heated towel rail, an extractor fan, and a built-in storage cupboard housing a Viessmann combination boiler.

Externally, the front garden is laid to lawn, with a pebbled pathway leading to a charming timber open porch. A gated side access leads through to the rear garden, which is predominantly laid to lawn and complemented by pebbled pathways, a patio area, and a mature apple tree. Offering a rare combination of privacy and open views, this south-westerly facing garden is a perfect setting for outdoor relaxation and entertaining.

Finished to an exceptional standard and occupying a desirable position, this stylish and contemporary home is move-in ready and must be viewed to be fully appreciated.

Clitheroe is a historic market town offering all major amenities alongside rich heritage and modern convenience. Overlooked by the iconic Clitheroe Castle, an 800-year-old fortress with stunning views, the town boasts boutique shopping, supermarkets, and a thriving dining scene, with award-winning restaurants, gastropubs, and charming bars.

With a vibrant social scene, Clitheroe is home to traditional pubs, cosy wine lounges, and craft ale spots. Families benefit from excellent schools, including Clitheroe Royal Grammar, Bowland High, and Stonyhurst College. Well connected, the town has a regular bus service and direct rail links to Manchester, making it ideal for both leisure and commuting.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (56).

Council Tax

Band B.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.0 sq. feet)





