



Situated on the highly regarded Chester Avenue in Clitheroe, this charming stone-built mid-terrace property presents an ideal opportunity for first-time buyers or buy-to-let investors alike. Enjoying an elevated position with picturesque views towards Pendle Hill and the historic St Mary Magdalene Church, the home would benefit from modernisation throughout and provides a brilliant blank canvas suiting a variety of buyers.

Boasting recently installed UPVC double-glazed windows and doors, gas central heating via a modern Worcester Bosch combi boiler, and a host of retained original features - including fireplaces, tiled flooring, and decorative coving - this attractive home offers traditional character and a great opportunity for buyers to put their own stamp on a quaint stone built property.

Upon entering, a welcoming porch with original tiled flooring leads into the main living room - a beautifully presented reception space retaining its period charm. The focal point is an original open fireplace with a striking tiled hearth and an elegant oak mantle. A staircase to the first floor sits neatly within the room, while tasteful coving, picture rails and the warmth of natural finishes complete the space.

Flowing seamlessly from the living area, the dining room provides a generous space for entertaining and family dining. A marble framed fireplace is complemented by built-in storage units and a useful under-stairs cupboard.

To the rear of the home, a well-proportioned galley-style kitchen has been extended to provide additional functionality. Fitted with a range of base and eye-level units, laminate worktops, a four-ring gas hob, and an electric double oven, the space is ideal for daily cooking and entertaining alike. There is space for an under-counter fridge, tiled splashbacks, and an external door leading into the attached utility area. The utility is fitted with base units, plumbing for a washing machine, a WC, and houses the wall-mounted Worcester Bosch combination boiler.

Upstairs, the landing provides access to two generous double bedrooms and a well-appointed bathroom. The principal bedroom is a spacious and bright double room with pleasant front-facing views. The second bedroom is equally generous and benefits from an over-stair storage cupboard with loft access, while the rear-facing window enjoys lovely open views of Pendle Hill and the church spire.

The bathroom is finished with tiled walls and features a contemporary suite comprising a panelled bath with an overhead mains shower and screen, a vanity wash basin, and a dual-flush WC - all designed with comfort and modern living in mind.

Garden-fronted and offering excellent curb appeal, the low-walled front garden is paved for ease of maintenance, with space to personalise with potted plants or bedding areas. To the rear, a paved yard features useful outbuildings and offers scope to create an inviting seating area - perfect for enjoying the views or relaxing outdoors. On-street parking is readily available at the front.

Situated off Waddington Rd in a highly desirable area of Clitheroe, this exceptional home benefits from close proximity to local shops, supermarkets, and excellent schools. It is also within easy reach of Clitheroe Rugby Club and just a short drive from Clitheroe Golf Club, making it an ideal location for families and professionals alike.

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

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold.

Energy Performance Rating

TBC.

Council Tax

Band C.

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).





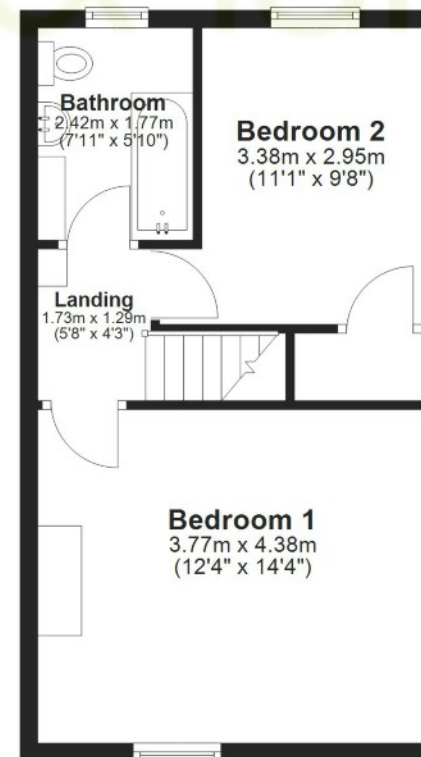
Ground Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Mollie Bentley
Media Manager



Russell Anderton
Senior Valuer



Helen Jones
Senior Sales Negotiator



Tom Brown
Senior Sales Negotiator



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Mags Twist
Office Administrator



Woody & Bruce
Meet & Greet Team