

Property Details

5 Roman Road Crescent,
Clitheroe, Lancashire, BB7 1FZ

OIRO £260,000



Property Photos

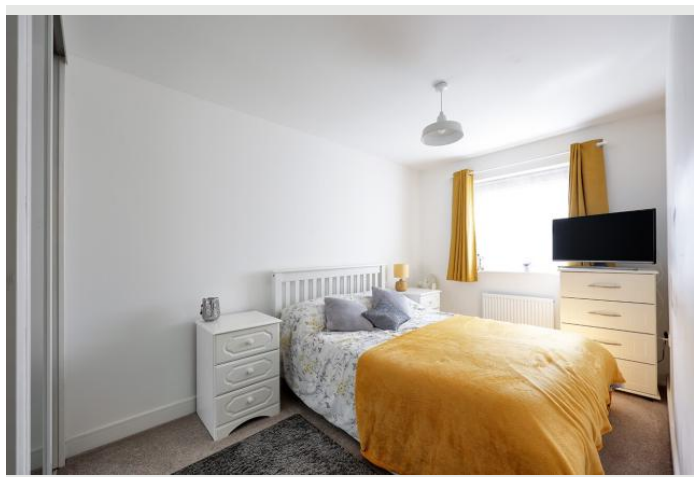
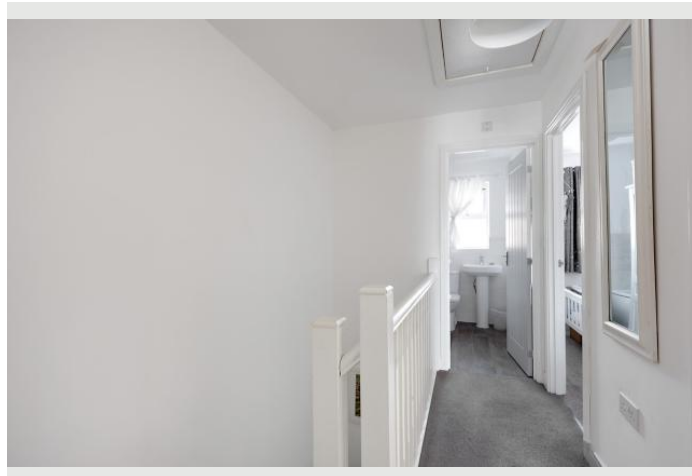
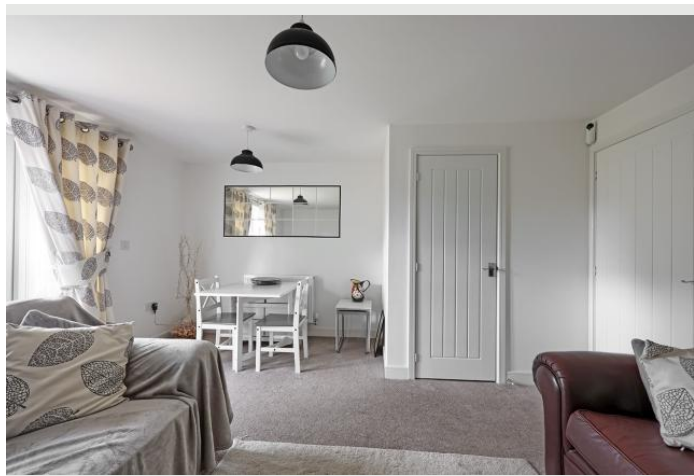
5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ



Creation Date
10/11/2025

Property Photos

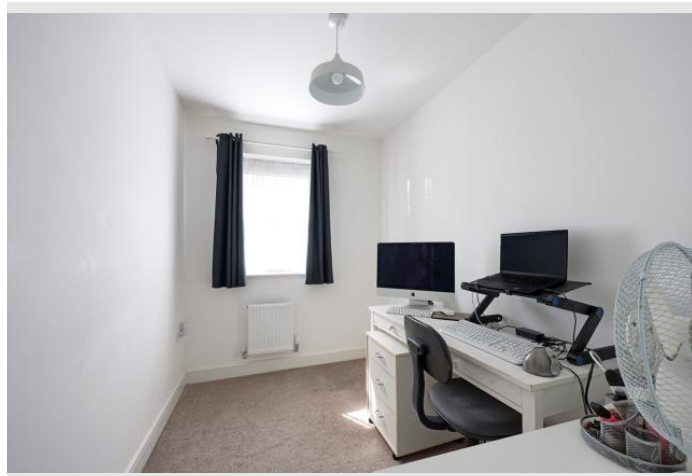
5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ



Creation Date
10/11/2025

Property Photos

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ



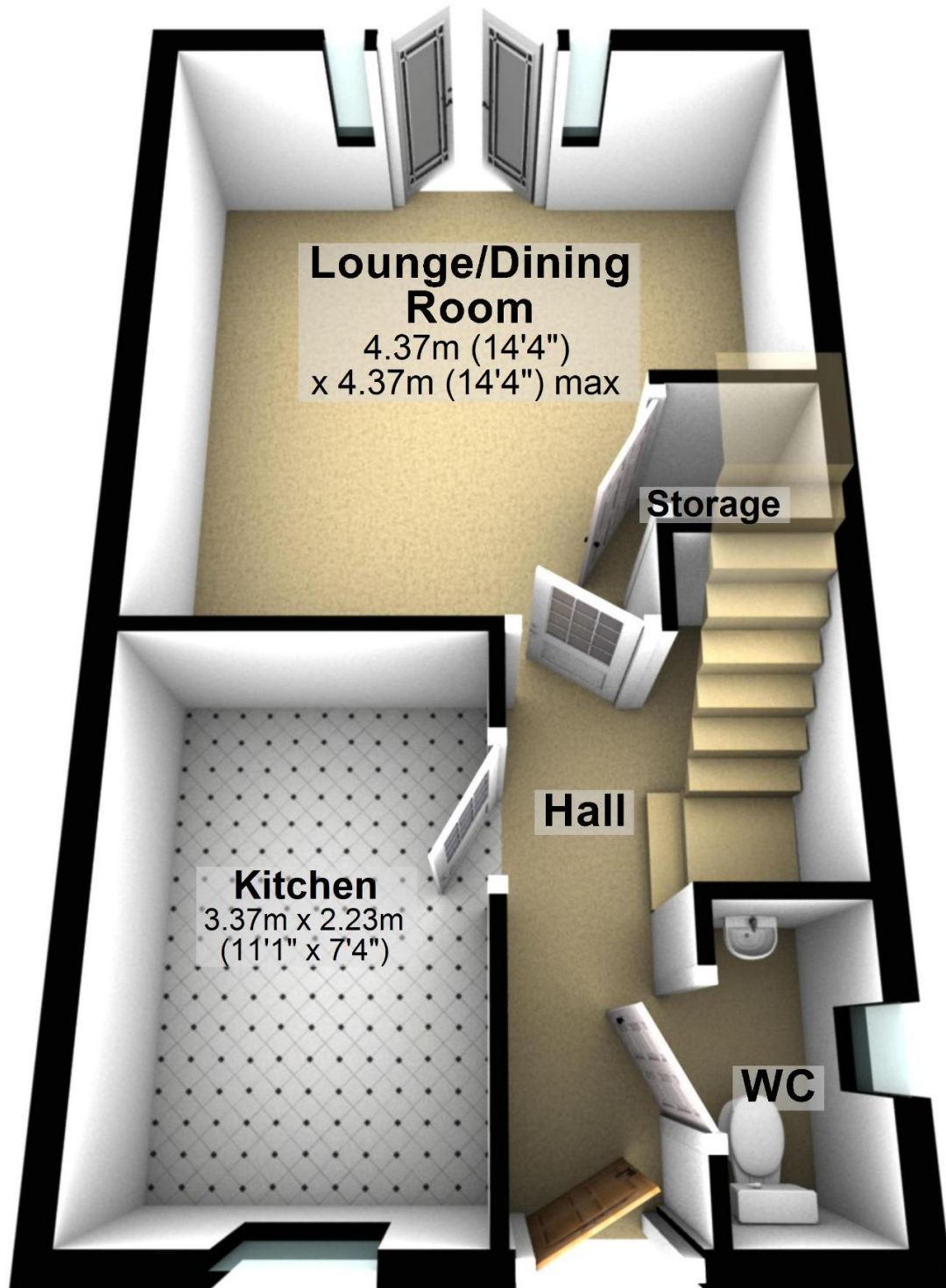
Creation Date
10/11/2025

Property Floor Plans

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



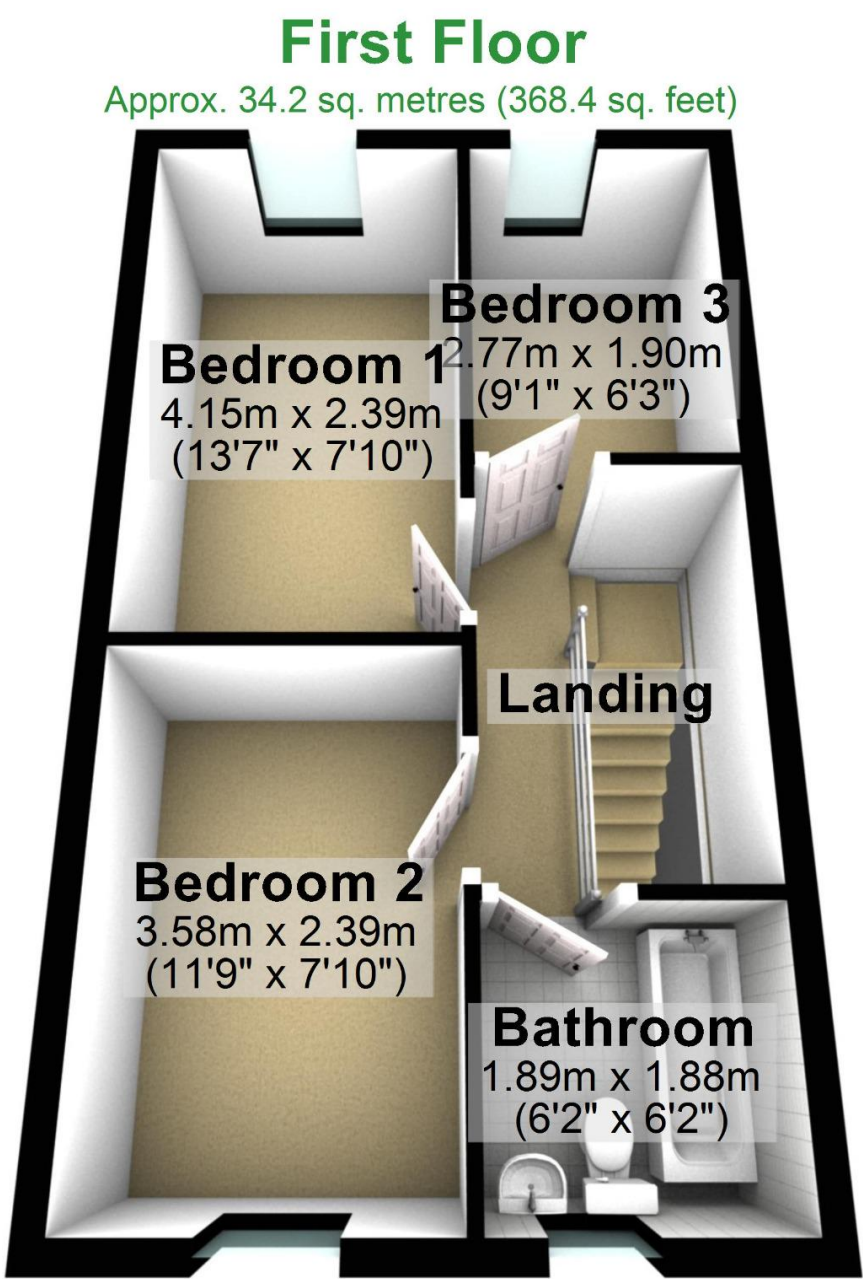
Total area: approx. 68.4 sq. metres (736.7 sq. feet)

Creation Date

10/11/2025

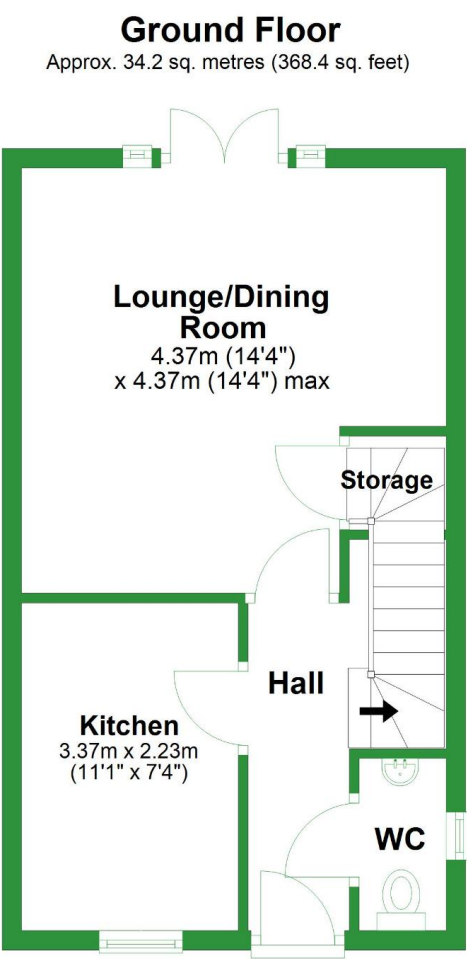
Property Floor Plans

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ



Property Floor Plans

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ



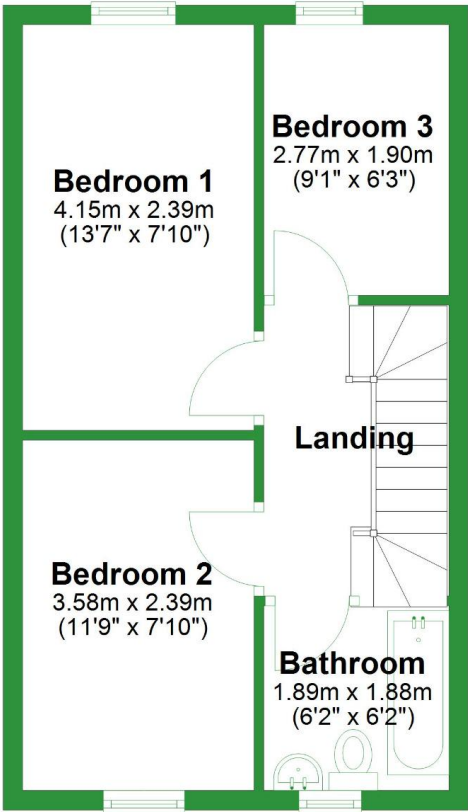
Total area: approx. 68.4 sq. metres (736.7 sq. feet)

Property Floor Plans

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

First Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



Property EPC

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

08/09/2025, 14:38

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

5, Roman Road Crescent
CLITHEROE
BB7 1FZ

Energy rating
B

Valid until: 29 January 2030
Certificate number: 0261-3880-7990-2870-7415

Property type: End-terrace house

Total floor area: 70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

64 B

87 A

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0261-3880-7990-2870-7415?print=true>

1/4

Creation Date

10/11/2025

Page 9

Property Info

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

Property Type
House
Property Style
Mews
Bedrooms
3
Bathroom
1
Receptions
1
Tenure Type
Leasehold
Floor Area
736.7
Agency Type
Sole
Parking
Allocated Parking
Type
Sales
Electricity
Mains Supply

Property Info

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
50.3
Rent Review Period (Year)
-

Property Info

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2145-07-18
Price Qualifier
OIRO
Price
£260,000
Land Size
-
Age of Property
-
Year Built
2020
New Home
No

Property Features

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

Feature 1

Three Bedroom End Mews

Feature 2

Sought After Development In Clitheroe

Feature 3

Modern Kitchen

Feature 4

Allocated Parking

Feature 5

Private Rear Garden

Feature 6

Countryside Surroundings

Feature 7

Close To Major Transport Links

Feature 8

Good School Catchment Area

Feature 9

Ideal For First Time Buyers Or Small Family

Feature 10

Shared Ownership Option Available

Creation Date

10/11/2025

Property Description

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

Three Bedroom Family Home on Halfpenny Meadows

Key Features

- Three bedrooms
- Rear lounge with patio doors to private garden
- Modern kitchen & downstairs WC
- Two bedrooms with fitted wardrobes
- Boarded loft with ladder for access
- Allocated parking to front
- Private rear garden for outdoor space
- Pleasant countryside surroundings
- Excellent road and public transport links
- Strong local schools and amenities

Agent's Perspective

As you enter, you'll find a welcoming hallway. To the front of the property is a modern, well-appointed kitchen with contemporary fittings and ample work surface. Also on the ground floor is a useful WC. The lounge, stretching across the rear of the house, benefits from patio doors that open directly onto the private rear garden, bringing in natural light and allowing indoor outdoor flow in warmer months. And convenient under stair storage provides useful space to tidy away household items.

Upstairs there are two good-sized bedrooms, both bright and well configured. The third bedroom is perfect for use as a home office or nursery. Also on the first floor is a three-piece family bathroom with modern fittings.

Externally, to the front there is allocated parking for ease and peace of mind, side access via a secure gate and to the rear features a private garden, offering space for relaxing, dining al fresco or gardening and a garden shed for convenience.

Client's Perspective

This has been a truly lovely home to live in – warm, welcoming, and full of natural light throughout the day.

The house itself is well insulated, so it stays cosy with minimal fuel costs.

Creation Date

10/11/2025

Property Description

5 Roman Road Crescent, Clitheroe, Lancashire, BB7 1FZ

The south-facing garden is a real sun trap, ideal for relaxing or entertaining, making it a perfect spot to unwind in the late evening sunshine.

Its a calm and comfortable space in a quiet, friendly neighbourhood with easy access to the town centre and the Ribble Valley countryside. Ive really appreciated the balance of privacy, views, and convenience and I hope the next owner will feel just as at home here as I have.

Location & Development

Halfpenny Meadows is a modern development in the heart of Ribble Valley, sat in Pendle Road, Clitheroe, with lovely views across the countryside including Pendle Hill.

Transport links are excellent: the development is close to the A59 and the M65, which makes commuting or regional travel straightforward. Trains from the Clitheroe interchange provide connections toward Blackburn, Bolton, Manchester and other destinations, and direct buses also link Clitheroe with neighbouring towns.

Schools are a strong feature of the area. Among the local options are Clitheroe Royal Grammar School and Ribblesdale High School, both rated highly by Ofsted and within easy reach. For younger children there are wellregarded primary schools nearby.

Amenities are plentiful: local supermarkets (Sainsburys, Tesco, Lidl, Booths) are a short walk or drive away. The historic market town centre offers independent shops, cafes, restaurants, and amenities. The outdoor Clitheroe Market provides fresh produce, local goods, and a strong community vibe.

Additional Information

Creation Date

10/11/2025