



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Littlemoor Road, Clitheroe, BB7 1ES

£200,000

A DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME IN THE POPULAR TOWN OF CLITHEROE

Welcome to this charming property located on Littlemoor Road in the picturesque town of Clitheroe. This mid-terrace house boasts a spacious reception room with cosy log burning stove, a modern fitted kitchen that Offers ample space to whip up delicious meals.

Upon entering, you are greeted by a beautifully maintained interior that exudes warmth and character. The first floor benefits from three generously sized bedrooms and a modern four piece bathroom. This home provides plenty of space for a growing family or those in need of a home office or guest room. The layout is versatile and can easily be adapted to suit your lifestyle needs.

One of the highlights of this property is the garden to the rear, where you can unwind and enjoy the outdoors in your own private sanctuary. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space is sure to be a favourite spot for all.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm and comfort that this Clitheroe gem has to offer.

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3 1 2 D

- Mid Terraced House
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Four Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Rating B

Ground Floor

Entrance

Composite door to hallway.

Hallway

12'4 x 5'11 (3.76m x 1.80m)

UPVC double glazed window, central heated radiator, doors leading to reception room, kitchen and stairs to first floor.

Kitchen

22'1 x 7'2 (6.73m x 2.18m)

UPVC double glazed window, central heated radiator, range of wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge freezer, spotlights, tiled flooring and UPVC door to the rear.

Reception Room One

15'11 x 13'10 (4.85m x 4.22m)

UPVC double glazed window, central heated radiator, television point and cast iron log burner.

First Floor

Landing

UPVC double glazed window, central heated radiator, spotlights, doors leading to three bedrooms and bathroom.

Bedroom One

13'6 x 12'3 (4.11m x 3.73m)

UPVC double glazed window and central heated radiator.

Bedroom Two

12'9 x 8'11 (3.89m x 2.72m)

UPVC double glazed window and central heated radiator.

Bedroom Three

9'4 x 8'6 (2.84m x 2.59m)

UPVC double glazed window and central heated radiator.

Bathroom

8'4 x 7'4 (2.54m x 2.24m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, walk-in direct feed rainfall shower with rinse head, spotlights, fully tiled elevations and tiled flooring.

External

Rear

Enclosed stone chipped garden and off road parking.

Front

Enclosed stone chipped and pathway to front door.



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