

Property Details

164 Woone Lane, Clitheroe,
Lancashire, BB7 1BN

Guide Price **£230,000**



Property Photos

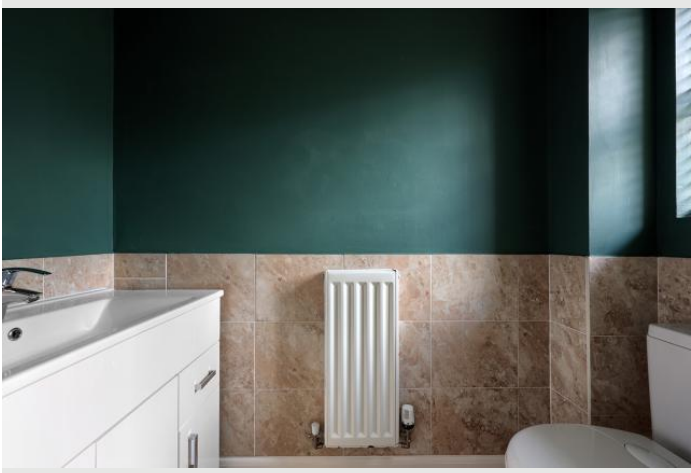
164 Woone Lane, Clitheroe, Lancashire, BB7 1BN



Creation Date
22/06/2026

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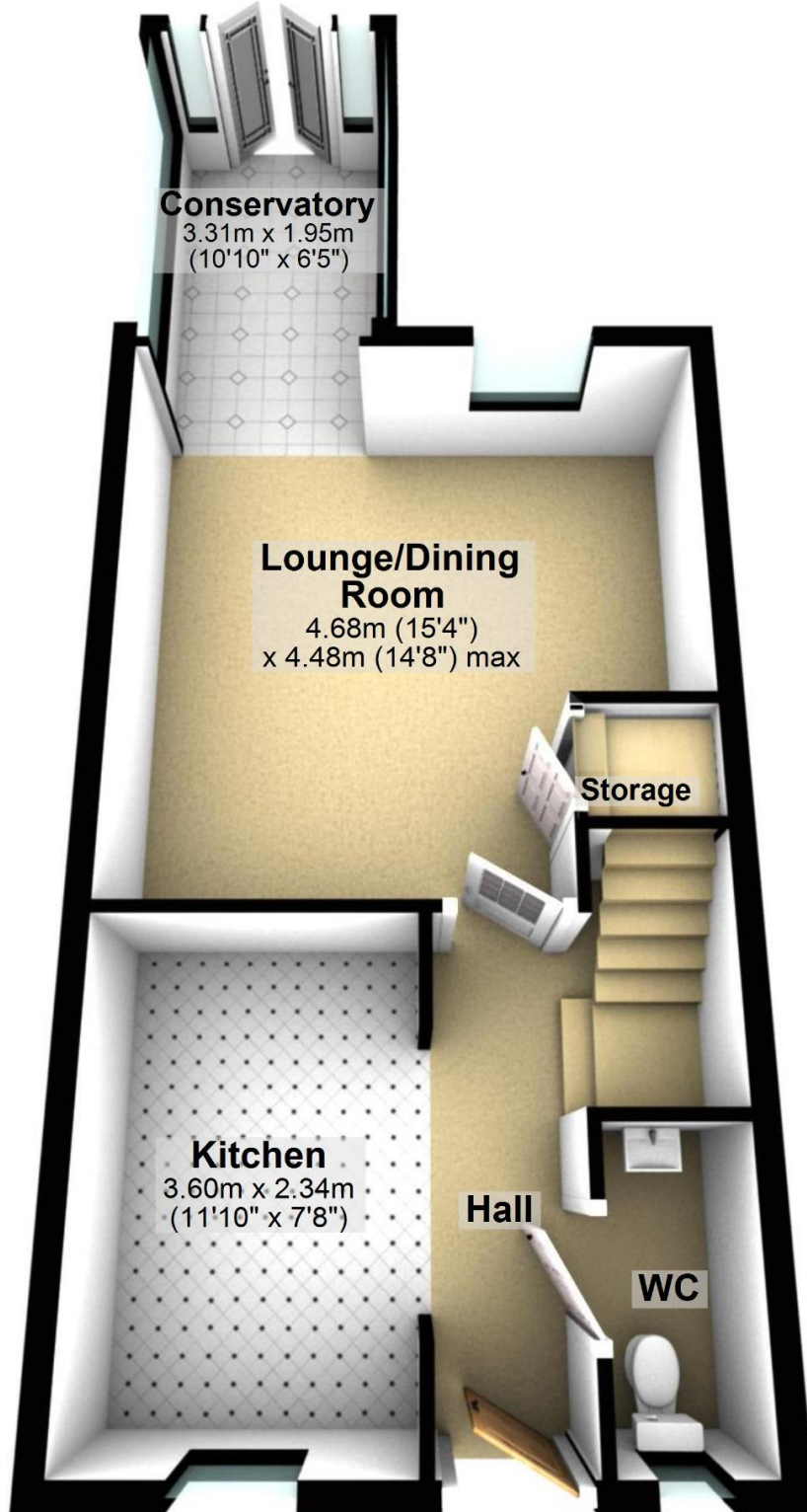
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Property Floor Plans

164 Woone Lane, Clitheroe, Lancashire, BB7 1BN

Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.7 sq. feet)

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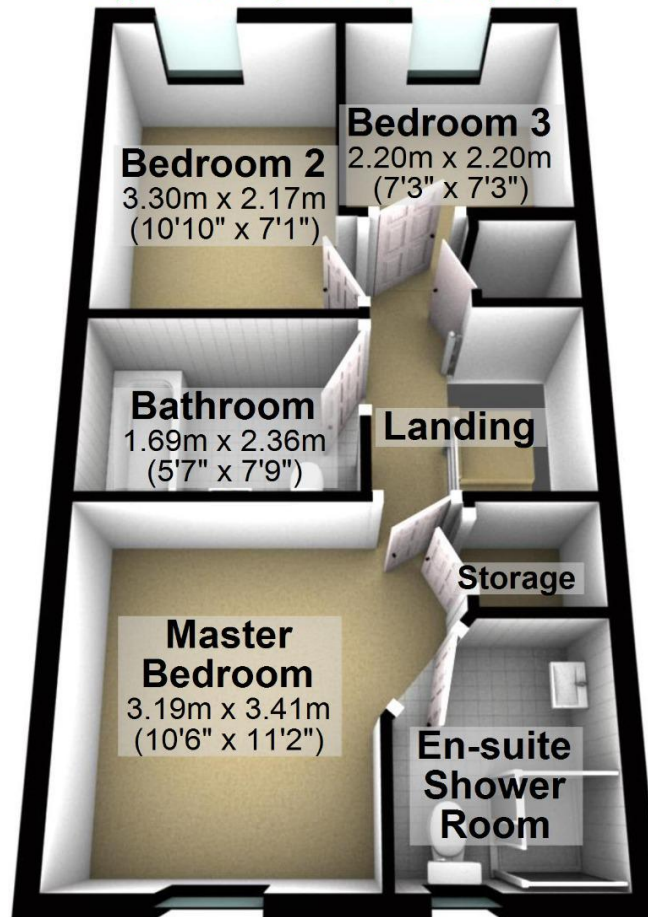
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Property Floor Plans

164 Woone Lane, Clitheroe, Lancashire, BB7 1BN

First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



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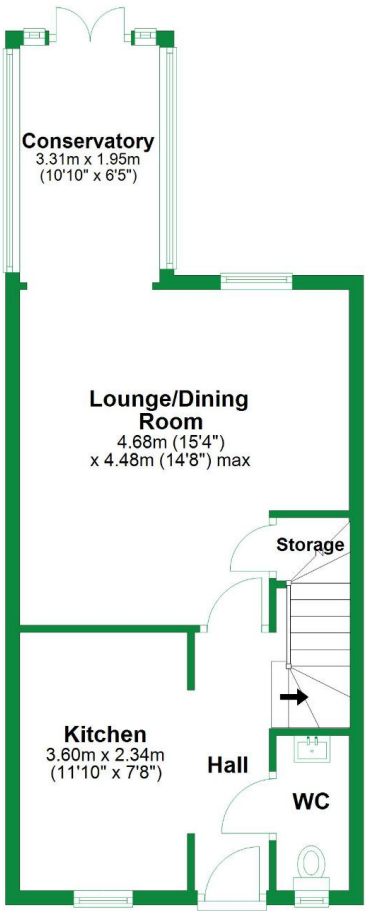
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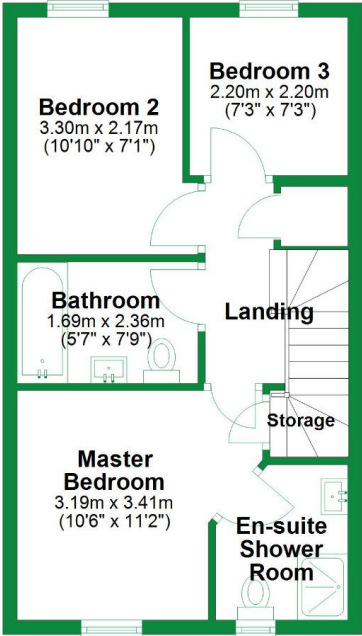
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Property Info

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Property Type

House

Property Style

Semi-Detached

Bedrooms

3

Bathroom

2

Receptions

2

Tenure Type

Leasehold

Floor Area

895

Agency Type

-

Parking

Allocated Parking

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

-

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

350

Current Service Charge

14.5

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2263-05-01

Price Qualifier

Guide Price

Price

£230,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

164 Woone Lane, Clitheroe, Lancashire, BB7 1BN

Feature 1

Three-bedroom Semi-detached Home

Feature 2

Conservatory

Feature 3

Spacious Ground Floor Layout

Feature 4

Master Bedroom With Ensuite Shower

Feature 5

Landscaped Rear Garden

Feature 6

Allocated Parking For Two Vehicles

Feature 7

Close To Town Centre, Schools And Local Amenities

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Property Description

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Attractive Three Bedroom Semi-Detached Home with Conservatory& Landscaped Garden

Situated in a highly desirable residential location on Woone Lane, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers, and professionals alike. Conveniently positioned within easy reach of Clitheroe town centre, highly regarded schools, local amenities, and excellent transport links, the property combines modern living with a superb location in the heart of the Ribble Valley.

Key Features

- Three-bedroom semi-detached home
- Spacious lounge with storage
- Conservatory providing additional living space
- Modern fully fitted kitchen
- Ground floor WC
- Master bedroom with en-suite shower room
- Contemporary four-piece family bathroom
- Landscaped two-tier rear garden
- Flagged patio, artificial lawn and decked areas
- Allocated parking to the rear
- Close to Clitheroe town centre, schools and local amenities
- Ideal family home in the heart of the Ribble Valley

Agent's Perspective

The property briefly comprises an entrance hallway leading to a spacious and welcoming lounge, featuring useful built-in storage and providing an excellent space for relaxing and entertaining. To the rear, the lounge flows seamlessly into a bright conservatory, creating additional living space with direct access to the garden. The modern fully fitted kitchen offers a range of wall and base units with ample work surfaces and space for appliances, while a convenient ground-floor WC completes the downstairs accommodation. The first floor of the property boasts three well-proportioned bedrooms. The generous master bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a stylish four-piece family bathroom suite comprising

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a bath, separate shower enclosure, wash basin, and WC. Externally, the property enjoys a thoughtfully landscaped two-tier rear garden featuring flagged patio areas, artificial lawn, and decking, providing an attractive and low-maintenance outdoor space ideal for entertaining and family enjoyment. To the rear of the property, allocated parking offers added convenience.

Location - Clitheroe

Located in the popular market town of Clitheroe, residents can enjoy an excellent selection of independent shops, cafes, restaurants, supermarkets, and leisure facilities, alongside picturesque countryside walks and access to the wider Ribble Valley. The area is particularly well regarded for its outstanding schools and strong commuter connections to surrounding towns and cities.

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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