

1 Duck Street, Clitheroe

£225,000 Freehold

Grade II listed townhouse in town centre with 3-4 bedrooms, 2 receptions, modern kitchen, cellar rooms, period features, views, en-suite, near station and schools. Freehold. No onward chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This beautiful Grade II listed townhouse presents an exceptional opportunity to acquire a property brimming with historic charm and contemporary style, superbly positioned in the very heart of the town centre. Arranged over three spacious floors with versatile cellar rooms (ideal for storage or creative use), the home offers a flexible layout of three or four bedrooms, two sizeable reception rooms and an attractive, modern fitted dining kitchen designed for both every-day living and entertaining. The interiors blend period features with tasteful modern finishes, showcasing original detailing, elegant fireplaces and refined décor throughout. The luxurious main bathroom provides a tranquil retreat, complemented by an en-suite wet room for added convenience, while gas central heating and double glazing ensure year-round comfort. Elevated second floor windows enjoy sweeping views across the town's rooftops, adding a sense of light and perspective to the upper rooms. Both reception rooms are generously proportioned, providing inviting spaces for relaxation or social gatherings, while the dining kitchen offers ample room for socialising and family meals (with appliances and stylish cabinetry). The property's prime location places it just a stone's throw from the town centre's vibrant amenities, the mainline train station and reputable schools, offering an enviable

lifestyle with everything you need close at hand. With freehold tenure and no onward chain, this is a rare chance to secure a characterful and superbly presented townhouse in a sought-after setting, perfect for those seeking a blend of heritage, comfort and convenience.

- Beautiful Grade II Listed Townhouse
- Fantastic Accom. Over 3 Floors & Cellar Rooms
- 3/4 Bedrooms, 2 Sizeable Receptions
- Stunning Charm & Characterful Interior
- Luxurious Bathroom & En-suite Wet Room
- Attractive Modern Fitted Dining Kitchen
- Gas CH, DG; Elevated 2nd Floor Views
- Prime Town Centre Position



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Entrance

Solid wood panelled external front door.

Dining Kitchen

Attractive modern kitchen with an array of cream fitted wall, base and display cabinets with complementary wood style laminate working surfaces, part tiled walls, 1½ bowl ceramic sink drainer unit with mixer tap, space for range style cooker, extractor filter canopy over, a range of integrated appliances including fridge freezer, washing machine, slimline dishwasher and combination microwave oven, part stone flag floors, part solid wood floors, 2x timber framed double glazed windows, panelled radiator, feature fireplace insert with tiled hearth, staircase leading to first floor, door and stone staircase leading to basement rooms.

Utility/Rear Hall

Space for tumble dryer, external stable wood door.

Lounge

Coved cornicing, Victorian style column radiator, cupboard in alcove, feature ceiling beams, 2 x large timber framed double glazed windows to the front and side elevations, large feature stone hearth with wood beamed mantle over, glazed wood double doors leading through to dining kitchen, television point, telephone point, external wood door to side of house.

First Floor

Landing

Original solid wood flooring, timber balustrade, coved cornicing, Victorian style column radiator.

Living Room / Dining Room / Bedroom Four

Superb deceptive versatile room with attractive original wood flooring, coved cornicing, light and airy with timber framed double glazed window and full length Georgian style timber framed double glazed window to the front and side elevations, Victorian style column radiator, feature stone hearth and fireplace insert with wood beamed mantle over.

Bedroom Three

Double bedroom with carpet flooring, Victorian style column radiator, timber framed double glazed window, alcove area with shelving, television point.

Bathroom

Beautiful 3-pce white suite comprising freestanding claw foot roll top bath with chrome mixer tap and hand held shower tap fitment with thermostatic shower over with vanity curtain and rail, low level w.c., pedestal wash basin with chrome taps, slate part tiled walls and

Second Floor

Landing

Original solid boarded wood flooring, spacious area with wood balustrade, loft access.

Bedroom One

Fantastic deceptive double bedroom with attractive original boarded wood flooring, 2 x timber framed double glazed windows with fabulous elevated views across towards Pendle Hill and Clitheroe Castle, television point, Victorian style column radiator.

Ensuite

Contemporary wet room style 3-pce suite comprising generous walk-in shower area with thermostatic ceiling mounted fixed rain shower with wall mounted control panel and additional hand held shower fitment, low level w.c., black vanity basin with mixer tap and built in drawer unit under, wood effect ceramic tiled flooring, fully tiled walls, black modern ladder style radiator, timber framed double glazed window.

Bedroom Two

Carpet flooring, Victorian style column radiator, timer framed double glazed window with lovely elevated views towards Pendle Hill.

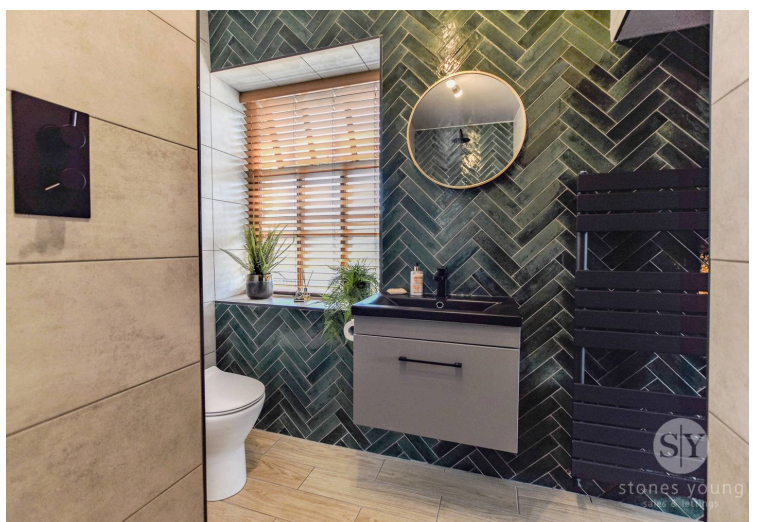
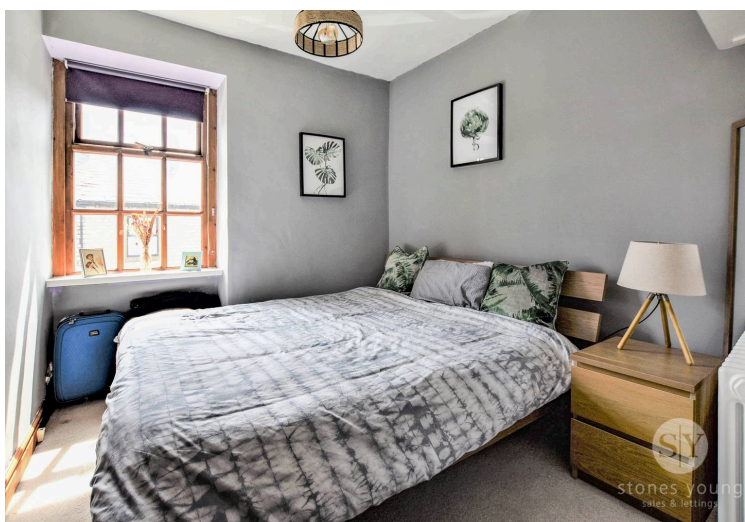
Lower Ground

Basement

Room One: 14'0" x 13'0" Room Two: 13'5" x 4'6" : also housing wall mounted Worcester gas central heating boiler and hot water cylinder. Room Three: 13'5" x 4'7"

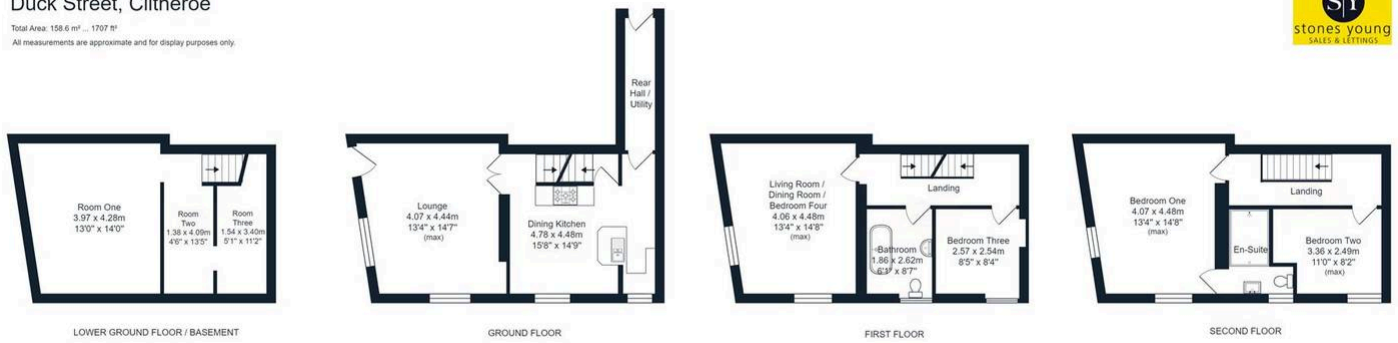
Outside / Notes

Please note the property has right of way pathway access to the rear from the rear hall/utility area.



Duck Street, Clitheroe

Total Area: 158.6 m² ... 1707 ft²
All measurements are approximate and for display purposes only.



LOWER GROUND FLOOR / BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR