

5 LITTLEMOOR  
CLITHEROE  
BB7 1HF

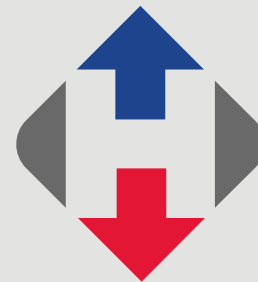
£245,000



- Grade II Listed period terrace
- Large garden to the rear
- 2 separate reception rooms
- 3 bedrooms
- Kitchen & useful cellar
- Many character features
- 3-piece bathroom with shower
- 105 m2 (1,130 sq ft) approx. plus cellar

[honeywell.co.uk](http://honeywell.co.uk)

**A stunning Grade II listed period terrace situated close to the edge of town which has a good-sized south-east facing garden at the rear.**



**The house offers fantastic character features and great space with an entrance hall, lounge to the front with feature fireplace, dining room at the rear plus a fitted kitchen. Accessed off the hallway is a useful cellar. Upstairs there are three double bedrooms and a 3-piece bathroom with shower over the bath. The property has a lovely garden to the rear with lawn, mature planting and storage shed. Viewing is recommended.**

**LOCATION:** On entering Clitheroe from the Barrow/Whalley direction, turn right just before Aldi into Littlemoor and continue up the hill, continue round the left hand bend and the house is found on the right.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Through original hardwood front door into:

**ENTRANCE HALLWAY:** With coved cornicing, feature original staircase off to first floor, meter cupboard and doorway under the stairs with steps down to cellar.

**LOUNGE:** 4.0m x 3.9m (13'0" x 12'11"); with coved cornicing, wall light points, sash window to front with feature original shutters, stunning fireplace with slate surround, cast iron inset and tiled hearth and original storage cupboard set into the alcove.

**DINING ROOM:** 4.0m x 4.2m (13'1" x 13'11"); with coved cornicing, fireplace with electric fire

with attractive surround, original storage cupboard set into alcove and outlooks across the rear garden.

**KITCHEN:** 4.0m x 3.1m (13'2" x 10'2"); with a fitted range of cream wall and base units with complementary wood effect laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, electric cooker point, plumbing for a washing machine, space for fridge-freezer and doorway leading to rear garden.

**CELLAR ROOM:** 3.9m x 2.9m (12'10" x 9'4"); which extends under the kitchen. With stone slab shelf, electric, light and power.

#### **FIRST FLOOR:**

**LARGE LANDING:** With window to front elevation, original spindles and balustrade.

**BEDROOM ONE:** 3.5m x 4.0m (11'5" x 13'2"); with attractive sash window to the front and a wall-to-wall fitted range of wardrobes with sliding mirrored doors.





**BEDROOM TWO:** 4.2m x 3.1m (13'7" x 10'1"); with attractive outlooks across the rear garden and storage cupboard containing central heating boiler.

**BEDROOM THREE:** 2.5m x 4.3m (8'3" x 13'11"); with attractive outlooks across the rear garden.

**BATHROOM:** 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps, panelled bath with chrome shower-tap fitment and Triton electric shower over, part-tiled walls and built-in storage cupboard.

**OUTSIDE:** To the front of the property is a cobbled forecourt area. To the rear there is a good-sized south-east facing garden with lawn, concrete pathways, well-stocked planting borders, stone boundary wall and exterior storage shed.

**HEATING:** Gas fired hot water central heating system.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** Freehold.



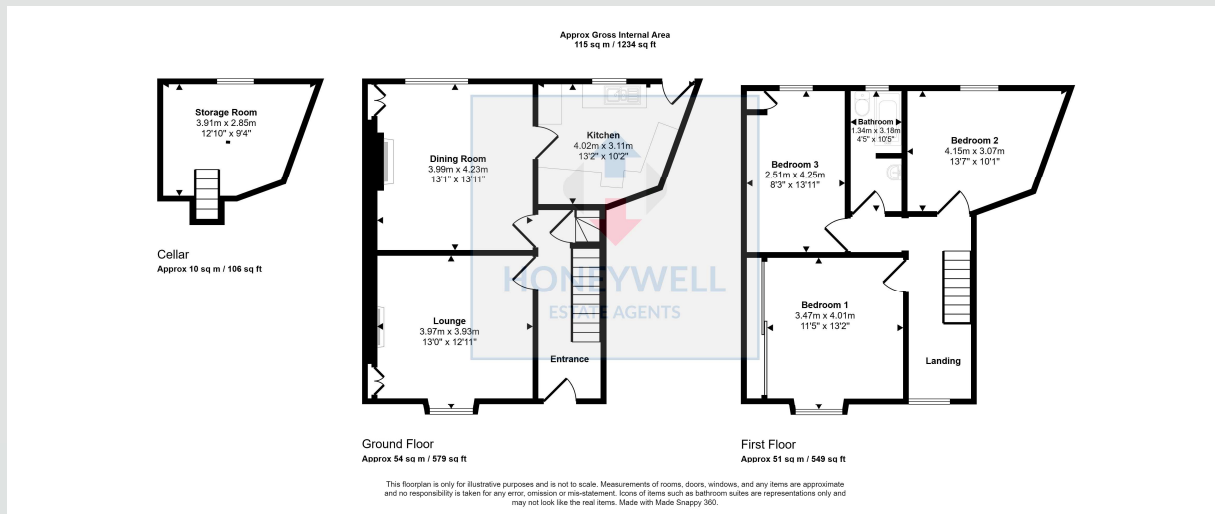
**COUNCIL TAX BAND D.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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5 Littlemoor, Clitheroe, BB7 1HF  
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