



9 Clough Lane, Simonstone

£220,000 Leasehold

STUNNING TWO DOUBLE BEDROOM HOME IN SIMONSTONE This charming garden fronted period property presents an exceptional opportunity to acquire a beautifully maintained two double bedroom terraced house, brimming with characterful features and thoughtfully designed living spaces.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Upon entry, a welcoming porch sets the tone for the home's inviting atmosphere, leading into a spacious lounge where an open fire and traditional feature fireplace create a warm and relaxing environment, perfect for unwinding or entertaining guests. The adjacent dining room is equally impressive, showcasing a large brick fireplace as its focal point and benefitting from elegant French doors that open to the private rear yard, allowing natural light to flood the space and enhancing the sense of openness. The country style kitchen is both practical and stylish, offering ample room for appliances and providing a delightful layout with both plentiful cupboard and worktop space with a utility area to the rear.

Upstairs, two generously proportioned double bedrooms each feature fitted wardrobes, ensuring plentiful storage and a serene retreat at the end of the day. The lovely four piece bathroom is tastefully appointed, combining classic fixtures with modern comfort to deliver a luxurious bathing experience.

Set in a tranquil countryside location, just a stones throw from the village of Simonstone, this residence offers peace and privacy while remaining conveniently positioned for easy access to local shops and amenities. Easy access to the M65, A59 and M66, makes it ideal for commuters or those seeking the perfect balance between rural living and connectivity.

- Two Double Bedrooms with Fitted Wardrobes
- Lovely Four Piece Bathroom
- Traditional Feature Fireplace in Lounge and Dining Room
- Characterful Features Throughout
- Tranquil Countryside Location
- Garden Fronted Period Property
- Private Rear Yard
- Easy Access to The M65



Porch

Tiled flooring, upvc double glazed windows and front door

Lounge

Carpet flooring, feature fireplace with open fire, panel radiator, upvc double glazed window

Dining Room

Laminate flooring, large feature fireplace, under stairs storage, panel radiator, upvc double glazed French doors to yard

Kitchen

Bespoke wood kitchen comprising of a range of fitted wall and base units with contrasting wood worksurfaces, sink and drainer, integral oven and induction hob, integral fridge freezer, integral dishwasher, plumbed for washing machine, space for tumble dryer, combi boiler, vinyl flooring, panel radiator, upvc double glazed window

Landing

Carpet flooring, loft access, panel radiator

Bedroom One

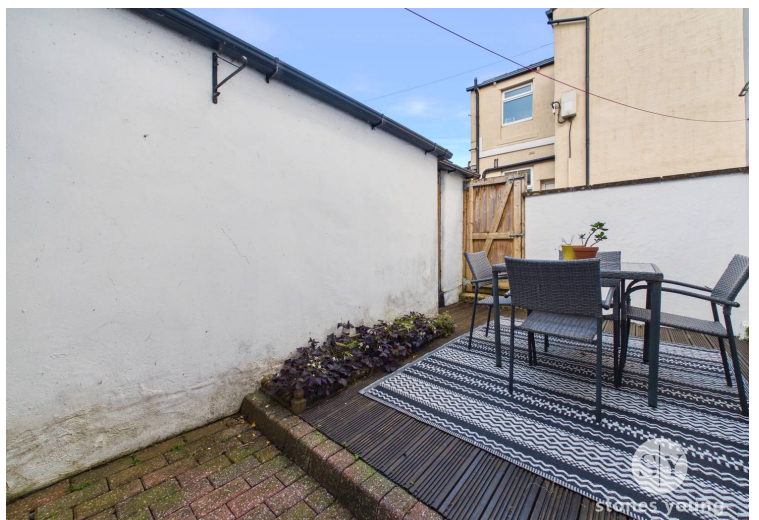
Carpet flooring, fitted wardrobes and dressing table, panel radiator, upvc double glazed window

Bedroom Two

Carpet flooring, fitted wardrobes and dressing table, panel radiator, upvc double glazed window

Bathroom

Four piece suite with walk in shower, bath, wc and sink, two cast iron radiators, tiled flooring, vinyl flooring, upvc double glazed frosted window





Approximate total area⁽¹⁾
1051 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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