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Chatburn Road, Clitheroe, Ribble Valley BB7
£250,000



Set within a highly desirable position in the heart of Clitheroe, this charming stone-built end-terrace offers a rare opportunity to acquire a spacious and characterful home within walking distance of the town's excellent amenities, whilst enjoying open views towards Pendle Hill to the rear. Requiring the finishing touches from a recently extended interior, the property presents an exciting project with immense potential, blending original features with already completed extensions to create a substantial and versatile home.

The property is approached via a garden-fronted forecourt, setting it back nicely from the street. Entry is via a welcoming porch, showcasing original tiled flooring, leading through to the main hallway with staircase access. To the front, the principal lounge is a warm and inviting space, enhanced by an oak floor and a striking stone and brick fireplace housing a multifuel burner, perfectly complementing the home's period charm.

To the rear, a second reception room mirrors this character with its own oak flooring and brick fireplace with log burner, creating a cosy yet generous living space. This room flows seamlessly into the recently extended sun room, a superb addition featuring a glass roof and sliding doors opening onto the rear, flooding the space with natural light and creating an ideal everyday living or entertaining area.

The kitchen is well-appointed with sleek fitted cabinetry and incorporates a four-ring gas hob set within a chimney breast, electric oven and extractor. Additional features include plumbing for appliances, space for a fridge/freezer, a stainless steel dual sink, and a useful under-stairs storage cupboard. French doors provide direct access to the rear, while a feature frosted internal window maintains a connection to the sun room.

To the first floor, the landing offers further versatility with a store room/walk-in wardrobe area and access to an additional office/store housing the combination boiler. The accommodation comprises two well-proportioned double bedrooms, both with fitted wardrobes. The rear bedroom enjoys delightful long-range views towards Pendle Hill, while the front bedroom overlooks the nearby cricket club. The house bathroom is fitted with a four-piece suite, including a freestanding bath, corner shower, wash basin and WC.

A second staircase rises to the attic room, a highly useful additional space capable of accommodating a double bed, complete with Velux window and eaves storage.

Externally, the property continues to impress. To the rear is a private, south-east facing yard - something of a sun trap - with access to a detached single garage. The garage benefits from an up-and-over door opening onto the side street, providing vehicular access, while additional parking is available to the side/front of the property.

Offering generous proportions, a wealth of character features, and clear scope for further enhancement, this is a fantastic opportunity to create a superb home in one of the Ribble Valley's most sought-after locations.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band C.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

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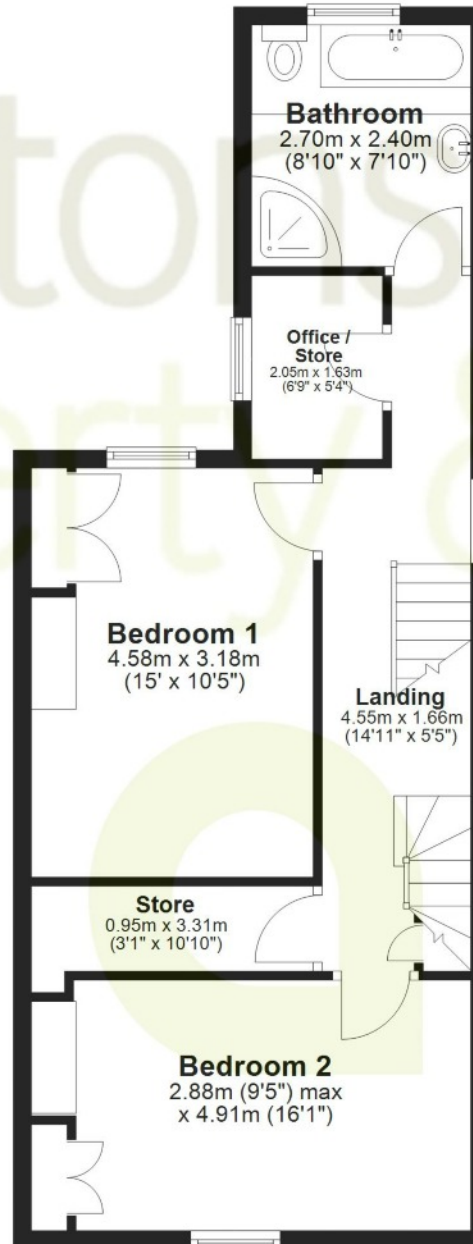
Ground Floor

Approx. 63.6 sq. metres (684.9 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



Second Floor

Approx. 24.3 sq. metres (261.5 sq. feet)
(excluding Eaves)



Total area: approx. 142.7 sq. metres (1536.2 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







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