



110 Woone Lane, Clitheroe

£161,950 Leasehold

TWO DOUBLE BEDROOM HOME WITH SECURE DRIVEWAY PARKING AND WALKING DISTANCE TO CLITHEROE TOWN CENTRE Positioned in this highly desirable location with picturesque views over the Primrose Nature Reserve, this beautifully presented two bedroom mid-terraced house offers the perfect blend of modern comfort and characterful charm.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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The property is thoughtfully designed and features two cosy reception rooms with the main lounge offering ample seating space with the fireplace acting as the focal point for the room. Currently used as a snug, the extension boasts a warming multi-fuel stove with alternative potential for a home office, utility or play room. Downstairs also features a high quality kitchen comprising of quartz worksurfaces, tiled surrounds and ample storage and worktop space with plenty of room for appliances.

Upstairs, you'll find two double bedrooms. Bedroom one features fitted wardrobes and access to the loft where you'll find fully boarded storage. Bedroom two currently houses a double bed offering an excellent option for guests, a home office or child's room. Completing the accommodation is a high quality tiled three piece shower room with shower enclosure and wc and sink housed within handy storage.

Externally, the property impresses with its private and secure driveway, accessed through an electric gate (providing both security and peace of mind). The outside space is low maintenance, allowing you to make the most of your leisure time. The property's position affords delightful views over the adjoining Primrose Nature Reserve, perfect for those who appreciate tranquil walks and an abundance of wildlife right on the doorstep. With its thoughtful layout, practical features, and enviable location, this property is a must-see for anyone seeking a peaceful retreat within easy reach of Clitheroe's vibrant town centre.

- Views Over Primrose Nature Reserve with Tranquil Walks
- Two Generous Double Bedrooms
- Versatile Snug Room with Cosy Multi-fuel Stove
- Driveway Parking with Electric Gate
- Walking Distance to Clitheroe Town Centre
- UPVC Double Glazed and Central Heated Throughout
- Council Tax Band A
- Three Piece Shower Room
- No Onward Chain



Entrance

uPVC double glazed front door, carpet flooring, under stairs storage.

Lounge

Carpet flooring, electric fire with marble hearth and surround, integral alcove storage, panel radiator, stairs to first floor.

Kitchen

Range of modern fitted wall and base units with contrasting granite worksurfaces, integral oven, electric hob, integral fridge freezer, plumbed for washing machine, vinyl flooring, panel radiator, uPVC double glazed window.

Snug/Garden Room

Tiled flooring, feature freestanding multi fuel stove, uPVC double glazed patio doors to garden with private aspects.

Landing

uPVC double glazed window with pleasant aspects.

Bedroom One

Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window, door and staircase to loft store room.

Bedroom Two

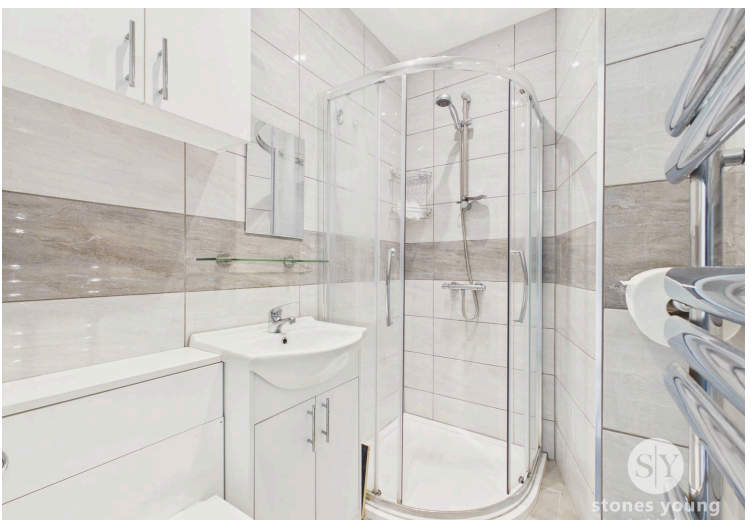
Carpet flooring, panel radiator, uPVC double glazed window.

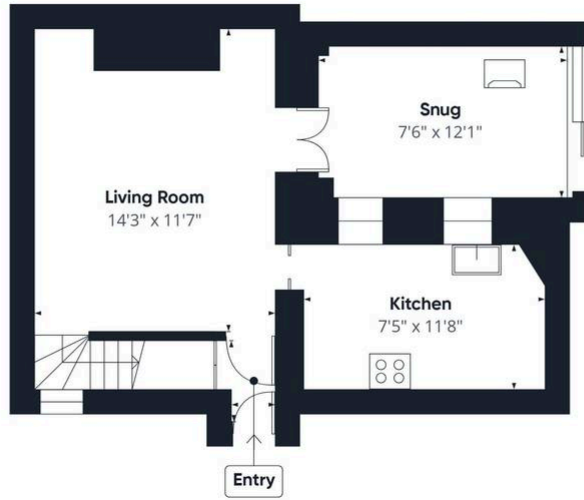
Shower Room

Modern 3-pce suite with shower enclosure, concealed low level w.c., vanity unit housing sink, heated towel rail, tiled flooring, tiled floor to ceiling.

Loft Store Room

Good size storage area.





Floor 0



Floor 1



Floor 2



Approximate total area^m
754 ft²
Reduced headroom
71 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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