



34 Colthirst Drive, Clitheroe

£190,000 Freehold

TWO BEDROOM SEMI DETACHED HOME WITH NO ONWARD CHAIN Presenting an exceptional opportunity for first-time buyers or those seeking a stylish, low-maintenance home, this beautifully presented two-bedroom semi-detached house is located on a quiet cul-de-sac off Chatburn Road, offering a peaceful residential setting with the added benefit of no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Upon entering, a welcoming hall leads to a compact yet well-appointed kitchen, finished to a good standard and thoughtfully designed for efficient use of space. The lounge, situated at the rear of the property, provides a comfortable and inviting living area with additional space for dining, enhanced by French doors that invite abundant natural light and frame picturesque views. Upstairs, two generously sized double bedrooms offer ample space for relaxation and storage, making them ideal for a variety of living arrangements. The three-piece bathroom is tastefully presented, providing both style and functionality.

The property's layout has been carefully considered to maximise comfort and practicality, while also offering exciting potential for extension (subject to the necessary permissions), allowing future owners to tailor

the space to their evolving needs. Additional advantages include driveway parking for two cars, ensuring convenience for residents and guests alike. The location is particularly desirable, positioned in a tranquil enclave yet within easy reach of Clitheroe Town Centre, reputable schools, and transport links, making daily life both convenient and enjoyable.

- Two Double Bedrooms
- Driveway Parking for Two Cars
- Ideal First Time Buy
- Three Piece Bathroom
- Potential for Extension (Subject to Permission)
- Beautiful Rear Garden with Fields to the Rear
- Recarpeted Throughout
- Located on a Quiet Cul-de-Sac off Chatburn Road
- No Onward Chain



Hallway

Carpet flooring, stairs to first floor, under stairs storage, panel radiator

Lounge

Carpet flooring, panel radiator, double glazed timber frame window, upvc double glazed French doors to garden

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral oven with gas hob, space for washing machine, space for fridge freezer, combi boiler, vinyl flooring, panel radiator, double glazed timber frame window

Landing

Carpet flooring, loft access

Bedroom One

Carpet flooring, panel radiator, timber frame double glazed window

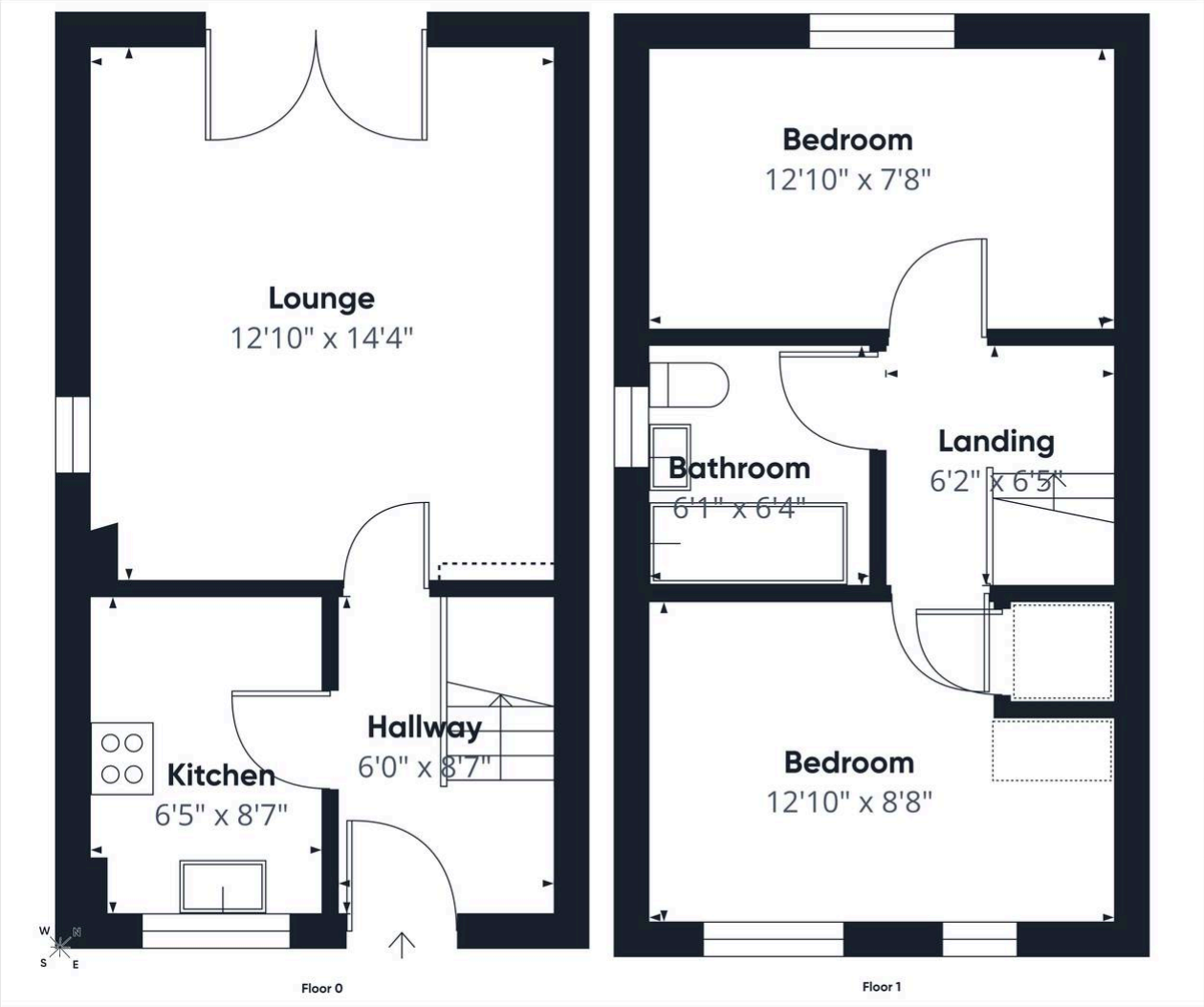
Bedroom Two

Carpet flooring, panel radiator, fitted storage cupboard, upvc double glazed window

Bathroom

Three piece suite with shower over bath, wc, sink, vinyl flooring, panel radiator, timber frame double glazed frosted window





Approximate total area⁽¹⁾
561 ft²
Reduced headroom
1 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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