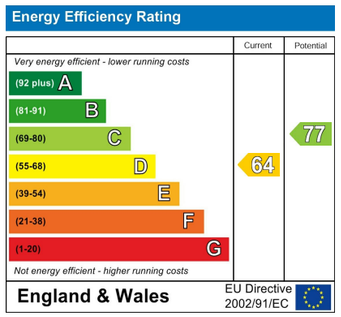
Keenans



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Wellgate, Clitheroe, BB7 2RD
Tel: 01200422824 | Email: sales@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Whalley Road, Clitheroe, BB7 1HW

£130,000

A CHARMING COTTAGE PROPERTY BURSTING WITH POTENTIAL

Nestled in the charming market town of Clitheroe, this impressive cottage property on Whalley Road offers a delightful blend of character and convenience. Just a stone's throw from the bustling town centre, residents will enjoy easy access to a variety of local shops, schools, and essential amenities, as well as excellent bus routes and major motorway links.

The cottage boasts stunning original features that add to its unique charm, making it a truly special place to call home. With two spacious double bedrooms and two inviting living areas, there is ample room for relaxation and entertaining. The layout is both practical and welcoming, perfect for families or those looking to downsize.

One of the standout features of this property is the fantastic car port, providing off-road parking for your convenience. Additionally, the garden space at both the front and rear offers a lovely outdoor retreat, ideal for enjoying the fresh air or hosting gatherings with friends and family. Notably, the rear garden is not overlooked, ensuring a sense of privacy and tranquillity.

This cottage is bursting with potential, and with some updates, it could be transformed into the perfect home tailored to your tastes. Whether you are a first-time buyer, a small family, or seeking a peaceful retreat, this property presents an excellent opportunity to create a wonderful living space in a sought-after location. Don't miss the chance to make this charming cottage

Whalley Road, Clitheroe, BB7 1HW

£130,000

2 1 2 D

- Mid Terrace Cottage
- Ample Living Space
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure TBC
- Three Piece Shower Room
- Sought After Location
- Council Tax Band B

Ground Floor

Entrance Hall

12'1 x 3'4 (3.68m x 1.02m)

UPVC double glazed frosted leaded front door, central heating radiator, feature wall light, hardwood single glazed frosted doors leading to two reception rooms and stairs to first floor.

Reception Room One

11'3 x 9'3 (3.43m x 2.82m)

UPVC double glazed leaded window, central heating radiator, exposed stone wall, inset shelving and storage and two feature wall lights.

Reception Room Two

13'11 x 13'0 (4.24m x 3.96m)

UPVC double glazed window, central heating radiator, coving, storage cupboard, two feature wall lights, smoke detector, gas open coal fire with tiled hearth, surround and oak mantel, under stairs storage and hardwood single glazed frosted door to kitchen.

Kitchen

11'8 x 7'8 (3.56m x 2.34m)

UPVC double glazed window, range of wood panelled wall and base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated double oven with four ring electric hob and extractor hood, space for fridge and freezer, plumbing for dishwasher and washing machine, wood cladding to vaulted ceiling, tiled effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

5'9 x 5'6 (1.75m x 1.68m)

Smoke detector, doors leading to two bedrooms and shower room.

Bedroom One

13'11 x 9'4 (4.24m x 2.84m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes, feature wall light and wood effect laminate flooring.

Bedroom Two

13'3 x 8'3 (4.04m x 2.51m)

UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

9'9 x 5'4 (2.97m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, walk-in double direct feed rainfall shower, tiled elevations, PVC elevations, wood cladding to ceiling and integrated linen cupboard.

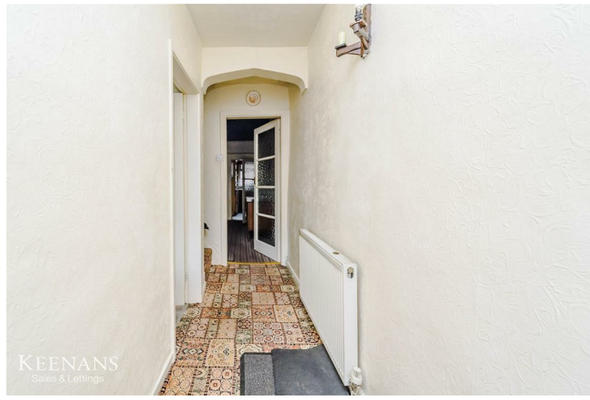
External

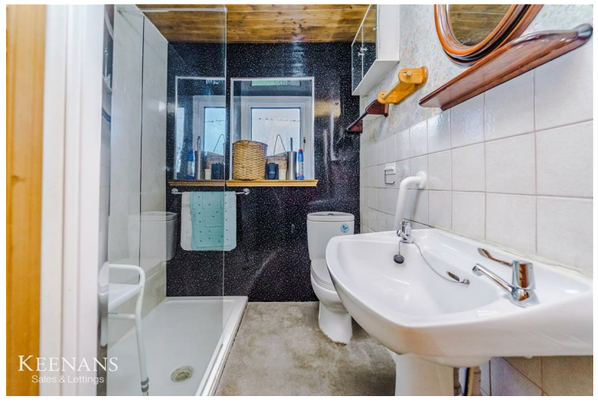
Rear

Enclosed yard with carport, gate and roller shutter door to shared access.

Front

Enclosed forecourt with bedding and paving.





Tel: 01200422824

www.keenans-estateagents.co.uk