

17 PEEL STREET
CLITHEROE
BB7 1NH

£209,950

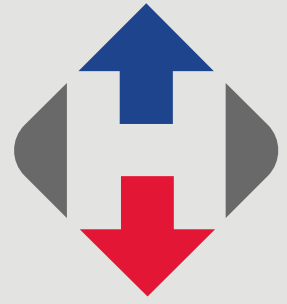


- Stylish mid-terrace house
- Lounge with wood-burning stove
- Convenient, edge of town location
- Luxury bathroom suite with shower
- Two bedrooms; flexible third room
- Kitchen diner open to living room
- Enclosed rear yard
- 82 m2 (882 sq ft) approx.

honeywell.co.uk

Nestled just a short stroll from the heart of Clitheroe, this stunning mid-terrace home offers year-round comfort and style.

Impeccably finished throughout, the ground floor welcomes you with a bright entrance hall leading to a spacious lounge. The open-plan living kitchen is a standout, with high-quality cabinetry, integrated appliances, and underfloor heating, plus two log burners; perfect for cozy winters. A brand-new boiler, roof (2026), and luxury bathroom (2026) add even more appeal. Upstairs, you'll find two bedrooms along with a versatile third room, offering flexible possibilities as a home office, hobby space, or storage, if desired. Outside, there is a good-sized, low maintenance enclosed rear yard. And, with unrivalled transport links, you're just minutes from Holmes Mill, the town centre, supermarkets, and convenient bus stops and train lines; ensuring effortless access to all of Clitheroe's amenities. This is a rare chance to enjoy all-season, sophisticated living in a prime, central location.



LOCATION: From Clitheroe town centre, continue along Castle Street and turn right at the library clock into Wellgate. At the T-junction, turn right, then left at the mini-roundabout into Shawbridge. Peel Street is the next turning on the right.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: open to:

RECEPTION ROOM: 3.0m x 3.1m (9'9" x 10'3"); wood-burning stove.

LOUNGE: 4.2m x 3.8m (13'8" x 12'4"); wood-burning stove, open to:

KITCHEN DINER: 4.2m x 2.9m (13'7" x 9'6"); with range of stunning fitted wall and base units with quartz working surfaces, integrated high quality appliances from Bosch and Zanussi including a double electric oven, four-ring gas hob, fridge freezer, dishwasher, washer/dryer, wine cooler Quooker tap and microwave, making it a modern, high quality, fully equipped space with French doors to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 2.2m x 4.9m (7'1" x 16'0").

BEDROOM TWO: 1.7m x 2.4m (5'7" x 7'9").

STUDY: 2.1m x 3.4m (6'9" x 11'0"); an extremely useful room, perfectly suited for an office, media room, or additional storage.

BATHROOM: Housing contemporary three-piece white suite comprising low suite W.C, vanity washbasin with cupboards and drawers under, panelled bath with thermostatic shower over and porcelain tiled walls.





OUTSIDE: Good-sized, low maintenance enclosed rear yard with timber decking.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

FLOOD RISK LEVEL: Very low.

EPC: The energy efficiency rating for this property is C.

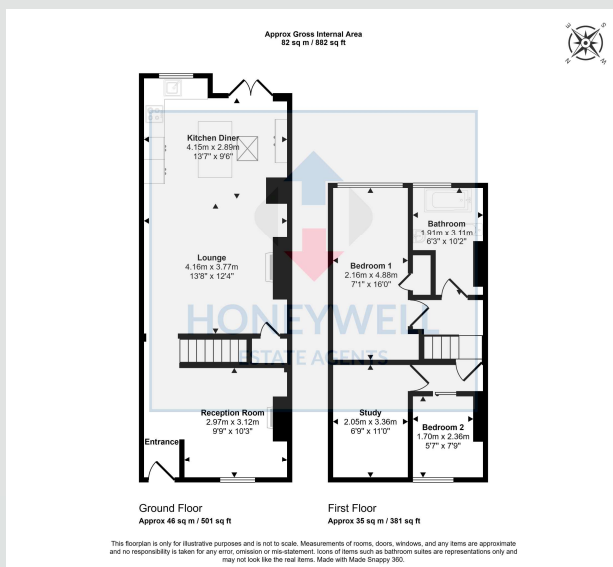
VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

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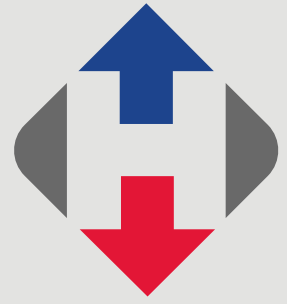


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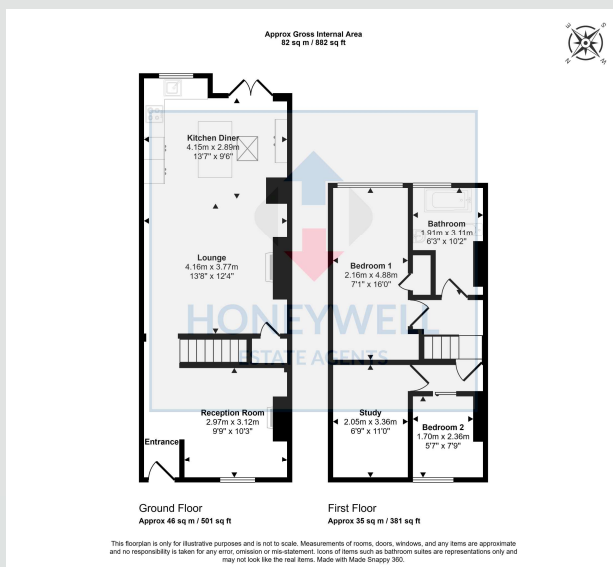
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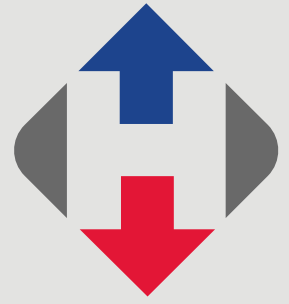


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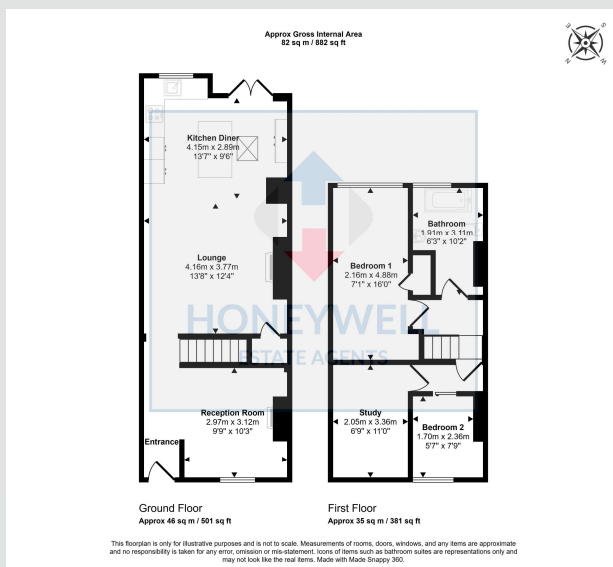
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