



## Red Point Montague Street, Clitheroe

£300,000 Freehold

Rare opportunity! Beautiful mature 3-Bedroom Semi-Detached House, spacious interior & stunning views. Modern kitchen, large receptions, conservatory, 3-pce bathroom. Stone-flagged front garden, rear patio garden, single garage. Ideal family home near town & train station. Viewing recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Nestled in an attractive position at the very far end of Montague Street, this impressive mature 3 Bedroom Semi-Detached House offers a spacious and well-appointed interior, providing the perfect setting for comfortable living. Boasting a private, tucked-away location, the property features excellent on-street parking in addition to a rear single garage. Enjoy the stunning elevated surrounding views from this charming abode, which comprises 3 ample bedrooms, a generous 3-piece bathroom, 2 large receptions, and a conservatory to enhance your living experience. The modern fitted kitchen, hallway, and utility area perfectly complement the freehold status of the property, with the added advantage of no onward chain. Located within walking distance to town and amenities, and the train station, this rare opportunity presents an ideal choice for family accommodation.

The outside space of this residence boasts an excellent spacious stone-flagged front garden area with well-stocked garden borders, revealing lovely open views across towards Kemple End and neighbouring open countryside, adding to the appeal of the property. The side pathway leads through to a delightful stone-flagged rear patio garden with attractive established borders, boundary walls, fencing, and rear gate access

- Impressive Mature Semi-Detached House
- Spacious Well Appointed Interior
- Tucked Away Private Location
- Excellent On Street Parking; Rear Single Garage
- Stunning Elevated Surrounding Views
- 3 Ample Bedrooms, Generous 3-pce Bathroom
- 2 Large Receptions & Conservatory
- Modern Fitted Kitchen, Hallway & Utility Area
- Freehold; No Onward Chain
- Excellent Front & Rear Patio Gardens
- fantastic walking distance to town, amenities and train station
- rare opportunity coming onto the market
- ideal family accommodation



**Entrance Hallway**

uPVC double glazed front door, solid wood flooring, panel radiator, stairs to first floor, storage cupboard.

**Utility Area**

Walk-in cupboard housing wall mounted Worcester combination gas central heating boiler, wood flooring, plumbing for washing machine, timber framed window.

**Lounge**

Tiled open fireplace surround and hearth, uPVC double glazed windows with stunning views over towards Kemple End, panel radiator.

**Dining Room**

Solid wood flooring, panel radiator, modern cupboards in alcoves, inset brick fireplace, wood beam over, stone hearth housing cast iron gas stove, uPVC double glazed door and windows.

**Kitchen**

Modern light grey array of fitted units with contrasting laminate worktops and splash back, integrated electric oven, 4-ring gas hob, glass splash back, wood style flooring, panel radiator, uPVC double glazed window, sink drainer unit with mixer tap, panelled ceiling and recessed spotlights.

**Conservatory**

Wood style flooring, uPVC double glazed windows, side external uPVC double glazed door, superb view towards Pendle Hill.

**Landing**

Loft access. uPVC double glazed window.

**Bedroom One**

Large double room, carpet flooring, panel radiator, uPVC double glazed window, stunning views across towards Kemple End and neighbouring countryside.

**Bedroom Two**

Double room, carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window, excellent elevated views.

**Bedroom Three**

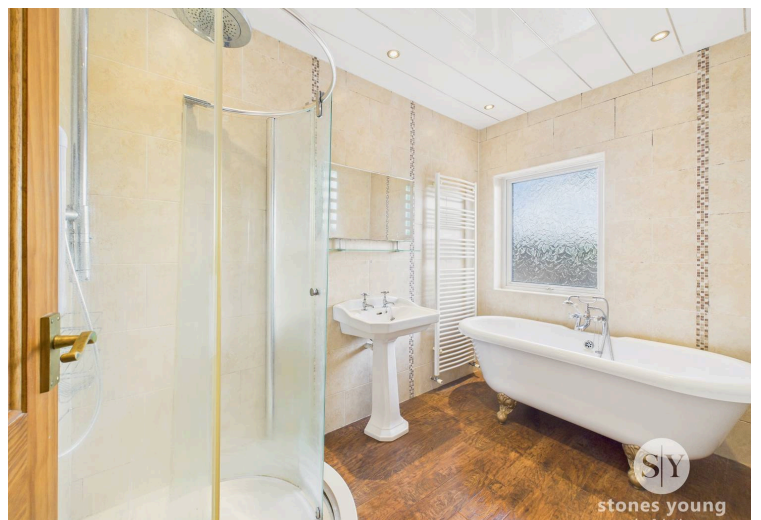
Single room, carpet flooring, uPVC double glazed window, fantastic elevated views, panel radiator, built in wardrobe and cupboard.

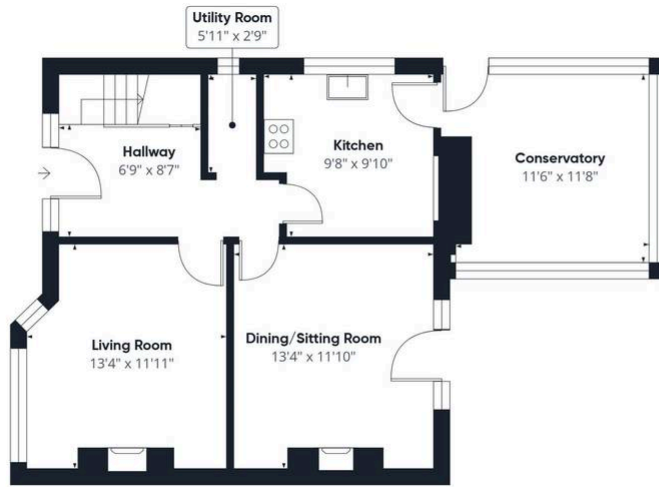
**Bathroom**

Spacious 3-pce white suite comprising roll top freestanding bath with mixer shower tap, shower enclosure with rainfall shower and handheld thermostatic shower, pedestal wash basin, wood style flooring, fully tiled walls, panelled ceiling, recessed spotlights, ladder style radiator, uPVC double glazed window.

**Separate W.C.**

Low level w.c, wood style flooring, uPVC double glazed window and a lovely view.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1147 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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