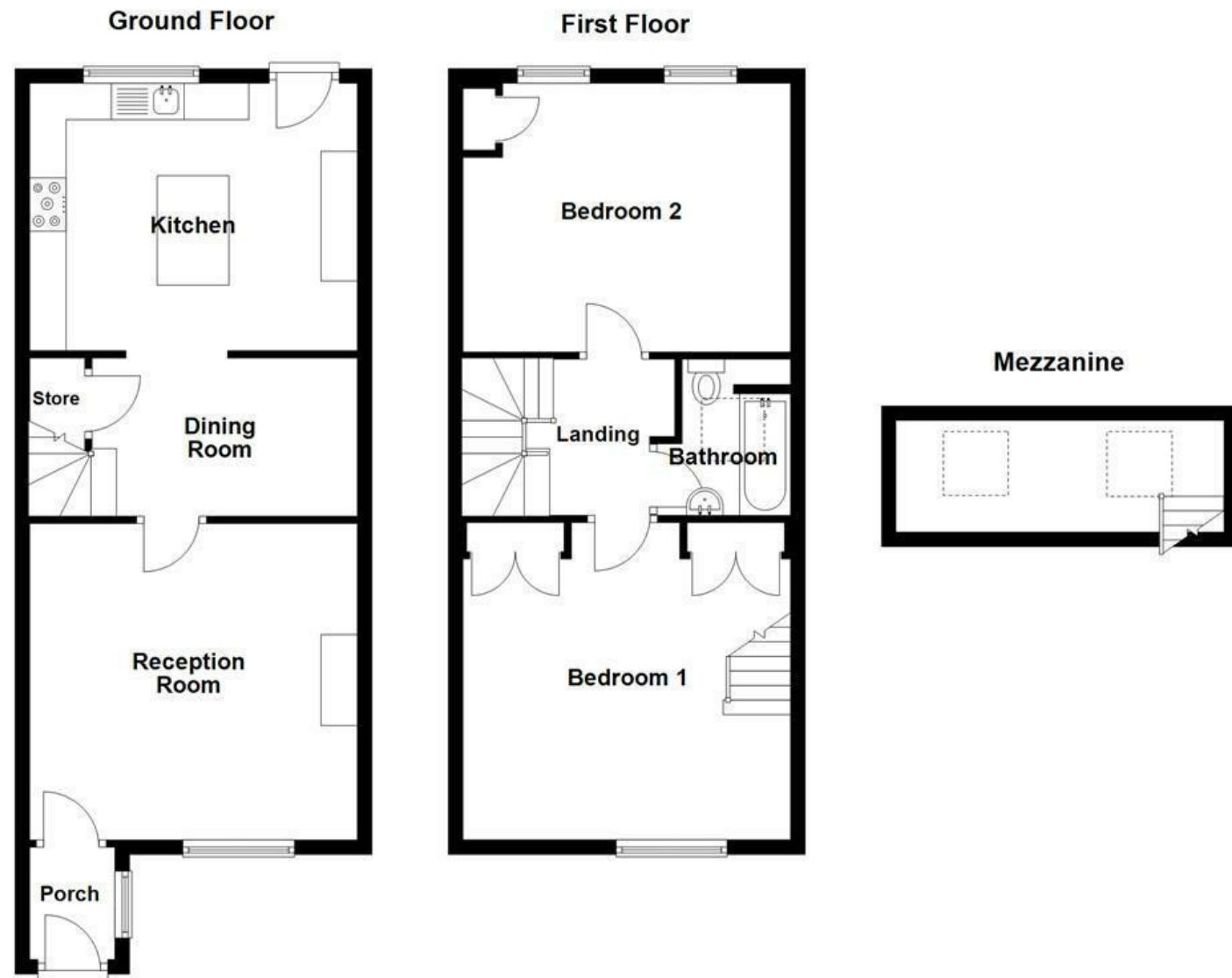




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Wesley Street, Clitheroe, BB7 9EH

£295,000

STUNNING TWO BEDROOM COTTAGE IN A DESIRABLE LOCATION

Located on Wesley Street in the picturesque village of Sabden, Clitheroe, this charming mid-terrace cottage offers a delightful blend of traditional character and modern convenience. Built in 1850, the property spans an impressive 1,335 square feet and boasts a stunning rear garden that features low-maintenance decking, perfect for enjoying the serene views of the tranquil river that flows nearby.

As you enter through the porch into a cosy lounge, enhanced by a charming gas log burning stove, creating a warm and welcoming atmosphere for both relaxation and entertaining. The property flows seamlessly through the dining room and into contemporary kitchen, complete with fitted appliances.

The cottage comprises two generously sized double bedrooms, providing ample space for rest and relaxation. The modern family bathroom is thoughtfully designed, offering both style and functionality. Throughout the property, you will find a harmonious blend of charming cottage features alongside modern fixtures and fittings, ensuring a comfortable living experience.

Situated in a sought-after location, this property is not overlooked, allowing for privacy while still enjoying the stunning views that surround it. This delightful home is perfect for those seeking a peaceful retreat in a vibrant community, making it an ideal choice for both first-time buyers and those looking to downsize. Don't miss the opportunity to make this enchanting cottage your own.

Wesley Street, Clitheroe, BB7 9EH

£295,000



- Exquisite Mid Terrace Cottage
 - Country-Style Kitchen
 - On Street Parking
 - EPC Rating TBC
- Two Double Bedrooms
 - Bursting with Charm
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Sought After Location
 - Council Tax Band B

Ground Floor

Entrance Porch

5'0 x 3'10 (1.52m x 1.17m)
Composite double glazed frosted front door, UPVC double glazed window, spotlights, stone flag flooring and door to reception room.

Reception Room

14'9 x 14'6 (4.50m x 4.42m)
UPVC double glazed window, two central heating radiators, cast iron log burner with exposed stone surround, exposed beams, two feature wall lights and door to dining room.

Dining Room

14'9 x 7'1 (4.50m x 2.16m)
Central heating radiator, pendant lighting, under stairs storage, open to kitchen and stairs to first floor.

Kitchen

14'2 x 12'1 (4.32m x 3.68m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite work surfaces, tiled splashback, central island, ceramic sink and drainer with mixer tap, integrated high rise oven, five ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, spotlights, exposed beams, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

10'1 x 8'10 (3.07m x 2.69m)
Velux window, central heating radiator, doors leading to two bedrooms and bathroom.

Bedroom One

14'3 x 14'3 (4.34m x 4.34m)
UPVC double glazed window, central heating radiator, exposed beams, spotlights, fitted wardrobes and stairs to mezzanine.

Mezzanine

14'3 x 4'11 (4.34m x 1.50m)
Two Velux windows and exposed beams.

Bedroom Two

14'2 x 12'2 (4.32m x 3.71m)
Two UPVC double glazed windows, central heating radiator, exposed beams and fitted wardrobe.

Bathroom

7'0 x 6'0 (2.13m x 1.83m)
Velux window, central heating radiator, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, extractor fan, partially tiled elevations and wood effect lino flooring.

External

Rear

Enclosed garden with decking, artificial lawn, shed, log store and open aspect views.

Front

Gated garden with Indian stone paving and bedding.



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