



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.

Duck Street, Clitheroe, BB7 1LP

£179,950

AN IDYLIC COTTAGE PROPERTY

Nestled on Duck Street in the charming town of Clitheroe, this delightful cottage property presents a unique opportunity for those seeking a home rich in character and potential. With its stunning original features and a well-designed ground floor extension, this residence offers a perfect blend of traditional charm and modern living.

The property boasts three inviting living areas, providing ample space for relaxation and entertainment. The two generously sized double bedrooms ensure comfort and privacy, making it an ideal choice for families or couples. The four-piece bathroom adds a touch of luxury, catering to all your needs.

One of the standout features of this home is the enviable garden to the rear, a tranquil oasis perfect for outdoor gatherings or simply enjoying a quiet moment in nature. The location is equally appealing, with the vibrant town centre just a stone's throw away. Residents will benefit from easy access to local schools, bus routes, and major motorway links, making commuting and daily errands a breeze.

This property is not just a house; it is a canvas for potential buyers to infuse their personal style and create their dream home. With its charming features and prime location, this cottage is a rare find in the market. Don't miss the chance to make it your own and experience the best of Clitheroe living.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

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- Tenure Freehold
- On Street Parking
- Ground Floor Extension
- Easy Access To Major Network Links
- Council Tax Band A
- Two Generously Sized Double Bedrooms
- Enviably Rear Garden Space
- EPC Rating TBC
- Four Piece Bathroom Suite
- Close Proximity To Local Amenities

Ground Floor

Entrance Vestibule

3'9 x 3'1 (1.14m x 0.94m)

Reception Room One

13'1 x 12'11 (3.99m x 3.94m)

Reception Room Two

15'9 x 13'1 (4.80m x 3.99m)

Kitchen

13'8 x 7'2 (4.17m x 2.18m)

Garden Room

12'8 x 8'8 (3.86m x 2.64m)

WC

4'6 x 4'1 (1.37m x 1.24m)

First Floor

Landing

15'7 x 3'5 (4.75m x 1.04m)

Bedroom One

13'1 x 12'11 (3.99m x 3.94m)

Bedroom Two

12'7 x 9'7 (3.84m x 2.92m)

Bathroom

12'10 x 7'2 (3.91m x 2.18m)

