



18 Salthill Road, Clitheroe

£289,000 Freehold

Beautifully renovated extended 3-bed mid-terrace with two reception rooms, deluxe kitchen, stylish bathroom, south-facing patio, external storage room, and prime location near town, schools, and amenities. No chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



This outstanding three-bedroom mid-terraced house presents a rare opportunity to acquire a beautifully renovated home, meticulously finished to an impeccable standard. The property welcomes you with a charming garden frontage, leading into a spacious interior where every detail has been thoughtfully considered. The two elegant reception rooms each feature striking fireplaces and Esse eco stoves, creating inviting spaces ideal for both relaxation and entertaining. The heart of the home is the deluxe breakfast kitchen, distinguished by bespoke fittings and a stunning feature oak beam roof, offering a perfect blend of contemporary style and character. Upstairs, three double bedrooms (including a spacious attic room) provide generous accommodation, while the impressive four-piece bathroom is finished to a contemporary standard, delivering a spa-like experience. With no chain delay, this move-in ready property is an ideal, hassle-free purchase, benefiting from Tax Band A and an EPC rating of C. Its prime location places it within excellent walking distance of the town centre, respected schools, and a host of amenities, making it perfectly suited for modern family life.

Externally, the property boasts beautifully designed stone-flagged patios to both the front and rear, with the rear patio enjoying a sunny, south-facing aspect that is perfect for outdoor dining or relaxation. A substantial storage room, complete with power and lighting, offers versatile space for a workshop or extensive storage needs. This outbuilding also houses a Worcester Bosch Greenstar 30kw combination gas central heating boiler, still well within its 10-year guarantee, ensuring efficient and reliable heating. This exceptional outdoor space perfectly complements the stylish interior. An early internal inspection is essential to fully appreciate all that this delightful property has to offer.

- Outstanding Extended Garden Fronted Terrace
- Beautifully Renovated - Impeccable Internal Finish
- 3 Double Bedrooms Inc. Attic
- 2 Receptions - With Feature Fireplaces & Esse eco stoves
- Luxurious Bespoke Fittings
- Deluxe Breakfast Kitchen & Feature Oak Beam Roof
- Contemporary Impressive 4-pce Bathroom
- Good Sized Patio & Large Storage Room
- No Chain Delay! Tax Band A; EPC Rating C
- Excellent Walking Distance To Town, Schools & Amenities
- Perfect Hassle Free Purchase - Move In ready



Vestibule

Solid wood double glazed and lead glazed front door, alarm control panel, coved cornicing, Italian tiled flooring.

Hallway

Internal wood lead glazed door, coved cornicing, grey cast iron Victorian style panelled radiator, brushed chrome electrical sockets and switches, beautiful engineered oak flooring, feature archway with staircase leading to first floor.

Lounge

Oak wood glazed door with Italian black handle, coved cornicing, brushed chrome sockets and switches, uPVC sash style double glazed window, luxury fitted carpet, feature limestone hearth with Italian tiled inset housing Esse eco cast iron multi fuel stove (with lifetime guarantee flue) with sandstone mantle over, sandstone window sill, panelled radiator, television and internet points.

Living Dining Room

Impressive spacious light filled room with luxurious engineered oak flooring, oak wood glazed door with Italian black handle, brushed chrome sockets, switches and USB points, stunning feature limestone hearth with Italian tiled inset housing a large Esse eco multi fuel cast iron stove with sandstone beamed mantle over, eye level integral television point, cupboards in alcove area also housing TV cables, panelled radiator, recessed LED spotlighting and centre light, uPVC French doors leading to rear patio with sealed sandstone feature internal sill, solid Iroko bespoke sliding barn door to kitchen. Large built in understairs storage cupboard with engineered oak flooring, including electric consumer unit, phone point and internet wiring.

Breakfast Kitchen

A stunning room with an outstanding installed deluxe fitted kitchen with a beautiful range of grey fitted wall, base and drawer units, pewter handles and soft closing, stunning luxurious Carrera gold quartz worktops, beautiful Italian part tiled walls, under unit LED spotlighting, fantastic oak beam pitch roof & LED lighting, bespoke flexible integral breakfast bar, LED lit display cabinets with solid oak worktops, Italian tiled porcelain flooring, triple glazed velux window and uPVC double glazed window, cast iron grey vertical panelled radiator, wall mounted oak fitted shelves, composite black granite sink drainer unit with Grohe brushed stainless steel mixer tap, an array of high quality integrated appliances incorporating Fridgemaster fridge freezer, AEG electric oven and grill with steam function. 4-rina AEG induction hob. microwave oven.

Staircase & Landing

Oak handrail, luxury grey carpet with feature black carpet rods. Solid oak door with Italian black handle with staircase leading to attic third bedroom.

Bedroom One

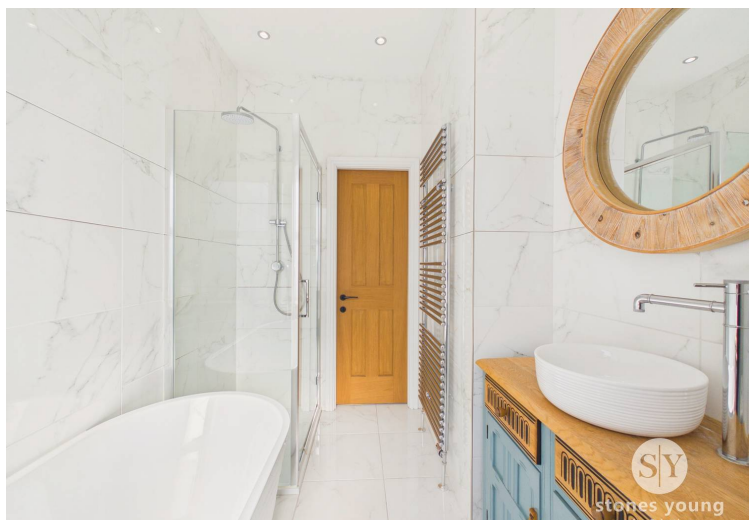
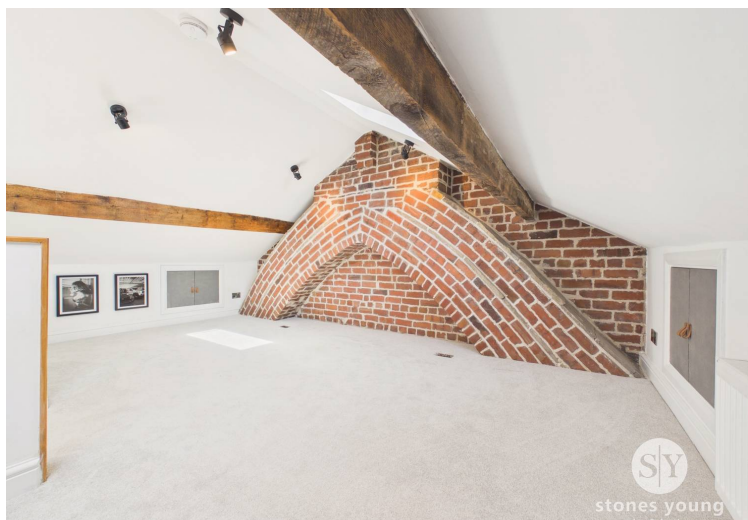
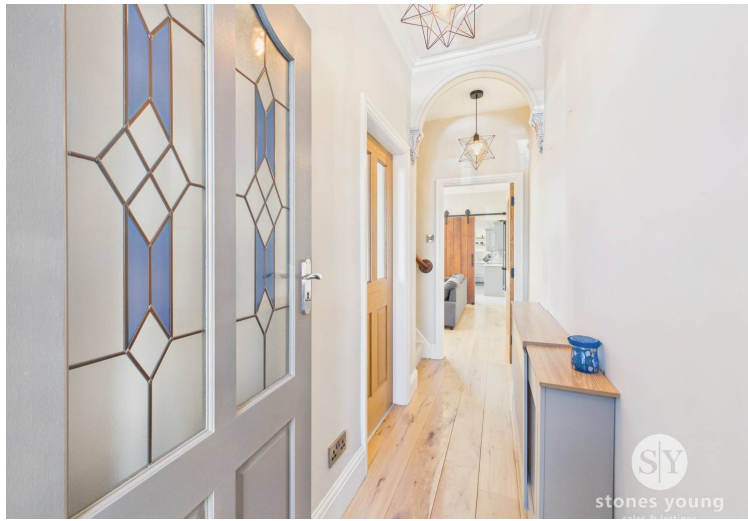
Excellent double room with luxurious carpet, uPVC sash style double glazed window and sandstone window sill, solid oak door, brushed chrome sockets, switches and eye level integral television point with internet/phone point, panelled radiator.

Bedroom Two

Lovely light double room carpet flooring, brushed chrome sockets, switches and eye level integral television point with internet/phone point, solid oak door, panelled radiator, uPVC double glazed window, generous built in wardrobe with lighting, space for hanging and storage.

Bathroom

Contemporary deluxe 4-pce bathroom comprising freestanding double ended bath with 'Hudson Reed' thermostatic single lever floor standing mixer tap, shower handset and hose, beautiful antique Ercol converted wash stand with 'Milano Art' ceramic basin with Milano push button chrome waste, shower enclosure with glazed screen and door housing thermostatic shower with feature rainfall shower, LED spotlights, extractor fan, tiled walls and flooring, low level w.c. with push button flush, Barnyard designs mirror with electric point to rear, chrome ladder style radiator, uPVC double glazed window with feature sandstone window sill, solid oak door.





Approximate total area⁽¹⁾

1165 ft²

Reduced headroom

89 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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