

8 LITTLEMOOR ROAD  
CLITHEROE  
BB7 1ES

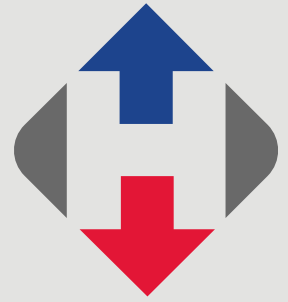
£154,950



- Charming stonebuilt terrace
- Separate lounge and dining room
- Modern kitchen with patio doors
- 2 good-sized bedrooms
- 3-piece bathroom with plumbed shower
- Situated close to the town centre
- Gas CH & UPVC double glazing
- 74 m2 (794 sq ft) approx.

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**A stonebuilt mid terrace property situated close to Clitheroe town centre, only a short walk away from the town's ever growing amenities. The property is presented to a high standard throughout with accommodation comprising an entrance porch, dining room with exposed wooden floorboards, spacious living room, modern fitted kitchen with patio doors and double glazed Velux window. To the first floor are two good-sized bedrooms and a 3-piece bathroom suite in white with a plumbed shower over.**



**To the rear of the property is an enclosed yard with two outbuildings, one of which has power. The rear of the property has an outlook over Ribblesdale High School.**

**LOCATION:** From our town centre sales office travel along Castle Street and then turn right onto Wellgate. Follow the road straight down to the bottom before turning right at the T-junction and then immediately left at the mini roundabout. Take the third right onto Hayhurst Street and follow the road along onto Littlemoor Road. Number 8 is found on the right hand side.

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

**ENTRANCE PORCH:** With glazed external door and glazed internal door to dining room.

**DINING ROOM:** 3.8m x 3.6m (12'4" x 11'11"); with exposed wooden floorboards, meter cupboards, multi-fuel burner with surround, 2 wall light points, built-in storage cupboard and mid-staircase to the first floor landing.

**LIVING ROOM:** 4.3m x 3.8m (14'2" x 12'4"); with understairs storage cupboard, television point, telephone point and contemporary 'Living Flame' gas fire (currently capped).

**FITTED KITCHEN:** 3.2m x 2.0m (10'7" x 6'6"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring gas hob, one-and-a-half bowl stainless steel sink unit, wall-mounted combination Worcester central heating boiler, UPVC patio doors to the rear of the property, double glazed Velux window, part-tiled walls and low voltage lighting.

**FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 3.7m x 3.6m (12'3" x 11'10"); with exposed wooden floorboards, 2 built-in wardrobes and television point.

**BEDROOM TWO:** 4.8m max/4.3m min x 2.0m (15'10" max/14'2" min x 6'6").

**BATHROOM:** With a 3-piece modern suite in white comprising a low level w.c., pedestal wash-hand basin and P-shaped shower bath with plumbed shower over and vanity screen, low voltage lighting, fully tiled walls, heated stainless steel towel rail.





**OUTSIDE:** To the rear of the property is a low maintenance enclosed yard area with 2 brick built outhouses, 1 providing storage and 1 with power points.

**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.

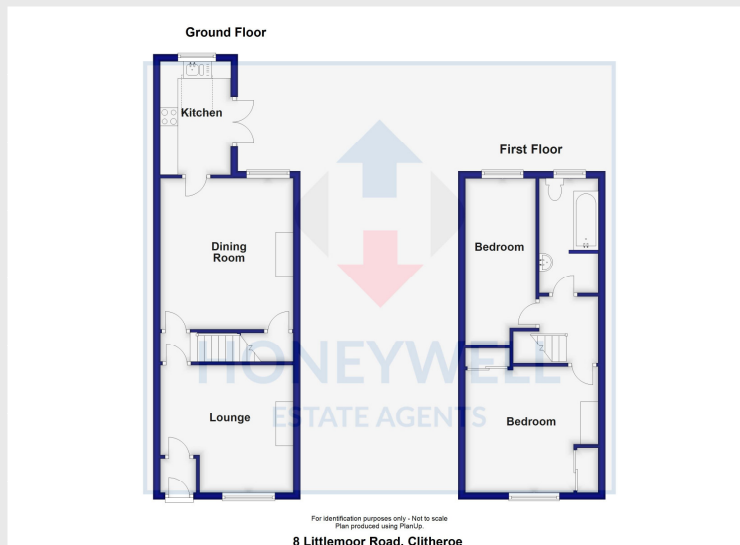
**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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8 Littlemoor Road, Clitheroe, BB7 1ES  
MJ/CJ/160222

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