

36 LITTLEMOOR ROAD
CLITHEROE
BB7 1ES

£174,950



- Spacious stonebuilt terrace house
- Sympathetically modernised
- 2 separate reception rooms
- Shaker kitchen with quartz worktops
- 2 bedrooms, stunning 4-piece bathroom
- Lovely character features & fireplaces
- Ground floor 2-piece cloakroom
- 84 m2 (906 sq ft) approx.

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A beautiful stonebuilt terraced house which has been tastefully and sympathetically modernised throughout offering up-to-date fixtures and fittings which suit the age and original period features of the house.

At the front there is an entrance hallway with staircase and a lounge with feature fireplace and varnished floorboards. At the end of the hall is a large dining room with Esse log burning stove with original cupboards in the alcove. The kitchen has newly installed green shaker style units with white quartz work surfaces and a modern range cooker. There is also a handy cloakroom off the rear porch. Upstairs there is a large double bedroom to the front with walk-in storage and at the rear is the second bedroom and 4-piece bathroom with heritage suite, freestanding roll top bath and separate shower enclosure.

Outside to the rear is an attractive enclosed yard with raised borders and space for a table and chairs. Viewing is essential to appreciate this stylish house.

LOCATION: Leave Clitheroe along Shawbridge Street passing Lidl on the right hand side. After 200 yards turn right into Hayhurst Street. Proceed for ¼ mile as Hayhurst Street turns into Littlemoor Road and the house can be found on the right-hand side

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

ENTRANCE HALLWAY: With new modern composite front door, meter cupboard and spindle staircase off to first floor with understairs storage cupboard.

LOUNGE: 2.8m x 3.6m (9'3" x 11'11"); with picture rail, feature fireplace with cast iron and tiled inset with period slate surround and tiled hearth, shelving built into each alcove with television point and varnished original floorboards.

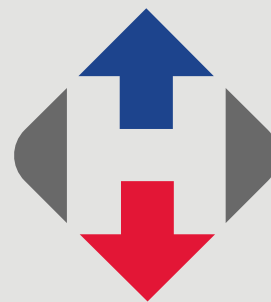
DINING ROOM: 4.6m x 4.0m (15'1" x 13'0"); with coved cornicing, picture rail, wall light point,

feature fireplace housing Esse cast iron log burning stove sat on stone flagged hearth with oak mantel, feature original storage cupboards built into the alcove and varnished tongue and groove floor.

KITCHEN: 2.7m x 3.6m (8'9" x 11'9"); with a modern range of green shaker style base cupboards with white quartz work surface and matching quartz upstand, ceramic Belfast sink unit with stainless steel mixer tap, stainless steel Bertazzoni range cooker with 2 ovens and 5-ring induction hob, integrated dishwasher, space for fridge-freezer, quarry tile floor, integrated washing machine and half-glazed door to rear porch.

REAR PORCH: With quarry tile floor, half-glazed PVC door to rear yard and electric heritage style radiator.

CLOAKROOM: With low suite w.c. with push button flush with integrated wash-hand basin with chrome tap and quarry tile floor.





FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 3.8m x 3.6m (12'6" x 11'11"); with feature decorative cast iron fireplace, large over stairs storage cupboard with hanging space and shelving.

BEDROOM TWO: 2.4m x 4.0m (7'11" x 13'1"); with feature decorative cast iron fireplace and corner storage cupboard housing Main combination central heating boiler (installed 2023).

BATHROOM: Modern 4-piece heritage suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, freestanding roll top bath with chrome taps and corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, wall light point, part-tiled walls, tall heritage style radiator, extractor fan and tiled floor.

OUTSIDE: To the rear is an attractive enclosed yard with stone boundary wall, raised planting



border, space for table and chairs, wood store and gated access to the rear.

HEATING: Gas fired hot water central heating system complemented by double glazed windows.

SERVICES: Mains water, electricity, gas and drainage are connected.

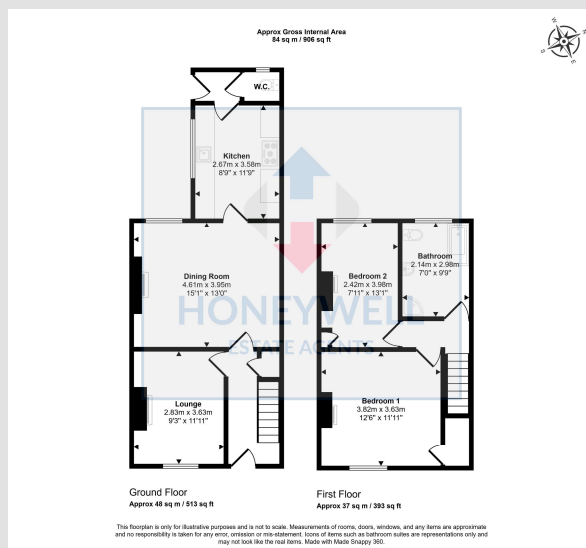
TENURE: Leasehold.

COUNCIL TAX BAND A.

VIEWING: By appointment with our office.

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