

12 LOWERGATE
CLITHEROE
BB7 1AD

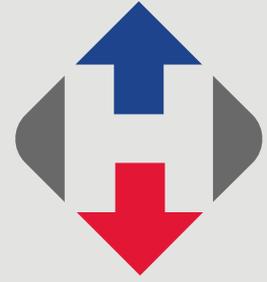
£155,000



- Newly refurbished stone cottage
- Fantastic town centre location
- Large dual aspect master bedroom
- Lounge with feature fireplace
- Modern kitchen with oven and hob
- Private patio area to rear
- Modern 3-piece shower room
- 55 m2 (597 sq ft) approx.

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This beautifully refurbished stone cottage is perfectly positioned in the heart of Clitheroe, just moments from the town's excellent shops, cafés and amenities. Renovated throughout to a high standard, the property benefits from brand-new heating, full re-wiring, fresh plaster, new carpets and bright white decoration.



The ground floor features an entrance vestibule leading into a spacious lounge with an attractive stone fireplace. A brand-new contemporary kitchen has been installed, complete with oven and induction hob. The second bedroom is also conveniently located on this level. Upstairs, the generous master bedroom enjoys windows to both the front and rear, along with impressive, vaulted ceiling with exposed roof timbers that add real character. The newly fitted shower room includes a modern walk-in shower with fixed glass panel. To the rear of the property is a private, enclosed patio yard - ideal for relaxing or outdoor dining. Viewing recommended.

LOCATION: Travel along the main street (Castle Street) and turn right into Wellgate and then right again into Lowergate, number 12 can be found on the right-hand side.

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

ENTRANCE: through oak front door leading to vestibule with recess spot lighting and glazed door leading to lounge.

LOUNGE: 3.8m x 5.4m (12'4" x 17'9"); with stunning feature fireplace with stone surround and stone flagged hearth housing electric stove, recess spot lighting, corner staircase off to first floor with understairs storage cupboard and tongue and groove latched door to kitchen.

KITCHEN: 2.3m x 3.3m (7'7" x 10'10"); with a newly installed fitted range of white gloss base units with complimentary laminate work surface and tiled splashback. One and half bowl ceramic

sink with chrome mixer tap, integrated AEG electric fan oven with AEG four-ring induction hob and stainless steel extractor canopy over. Space for fridge freezer, plumbed for a washing machine.

BEDROOM TWO: 1.8m x 3.0m (5'9" x 9'10").

FIRST FLOOR:

LANDING:

BEDROOM ONE: 2.9m x 5.4m (9'5" x 17'10"); stunning dual aspect master bedroom with windows to front and rear elevation. Feature pitched ceiling with exposed beams, feature fireplace with exposed stone chimney breast, over stairs storage cupboard with shelving, wall mounted combination gas central heating boiler concealed inside cupboard.

SHOWER ROOM: 1.5m x 2.2m (4'11" x 7'1"); with a three-piece white suite comprising low suite W.C with push button flush, vanity wash hand





basin with chrome mixer tap, tiled splashback and storage cupboard under. Large walk-in shower with fixed glass panel, thermostatic shower with fixed shower head and separate handheld shower head, chrome heated ladder style towel rail. Feature pitched ceiling with exposed beams and extractor fan.

VIEWING: By appointment with our office.

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OUTSIDE: To the rear there is a private enclosed patio space.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

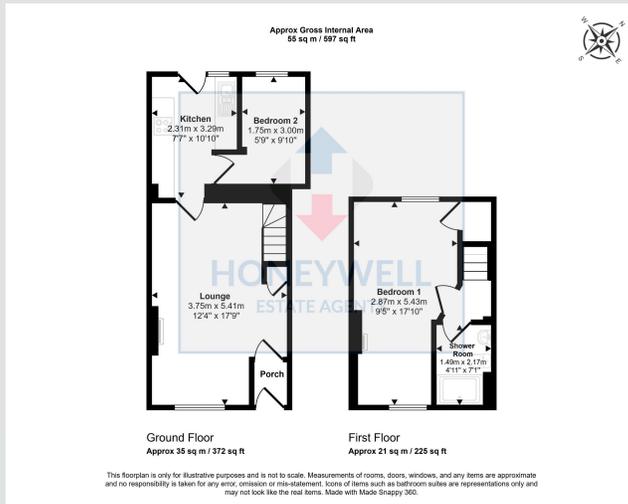
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

TENURE: Freehold

EPC: The energy efficiency rating for this property is E.





12 Lowergate, Clitheroe, BB7 1AD
CD/CE/130326

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