



# Northcote

91 Littlemoor Road, Clitheroe

**Offers in the Region of: £275,000**



**Pendle Hill  
Properties**





91 Littlemoor Road, Clitheroe  
**£275,000 Offers in the  
Region of**

A two-bedroom detached bungalow in the highly sought after town of Clitheroe located close to local amenities briefly comprising a lounge, dining room, kitchen, conservatory, two double bedrooms, shower room, garage, driveway, and rear garden.





## LOUNGE

A spacious lounge with a feature central bay window overlooking the front of the property briefly comprises carpeted flooring, central electric fireplace with mantel, and ceiling light point.

## KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with laminate worktops briefly comprises a freestanding range cooker with four ring electric hob and overhead extractor, stainless steel sink with mixer tap, space for a fridge, freezer, and washing machine/dryer, carpeted flooring, ceiling light point, and a double-glazed window to the front.

## DINING ROOM

A second reception room briefly comprising a central electric fireplace with mantel, carpeted flooring, ceiling light point, and a large window to the rear.

## CONSERVATORY

Located to the rear the conservatory briefly comprises surrounding windows overlooking the rear garden, carpeted flooring, and a door to the rear.

## BEDROOM ONE

A spacious double bedroom with a large bay window overlooking the front of the property briefly comprises carpeted flooring, and ceiling light point.

## BEDROOM TWO

Another double bedroom with a large window overlooking the rear briefly comprises carpeted flooring, and ceiling light point.

## SHOWER ROOM

A recently fitted shower room with a walk-in shower cubicle briefly comprises a low-level wc, storage basin sink, tiled walls, ceiling light point, and a frosted window.

## EXTERNAL

To the rear is a fenced-in garden with mature shrub borders and boasting both lawn space and a patio area. The front of the property boasts a gated driveway providing access to the garage, and an attractive front garden.

## ADDITIONAL INFORMATION

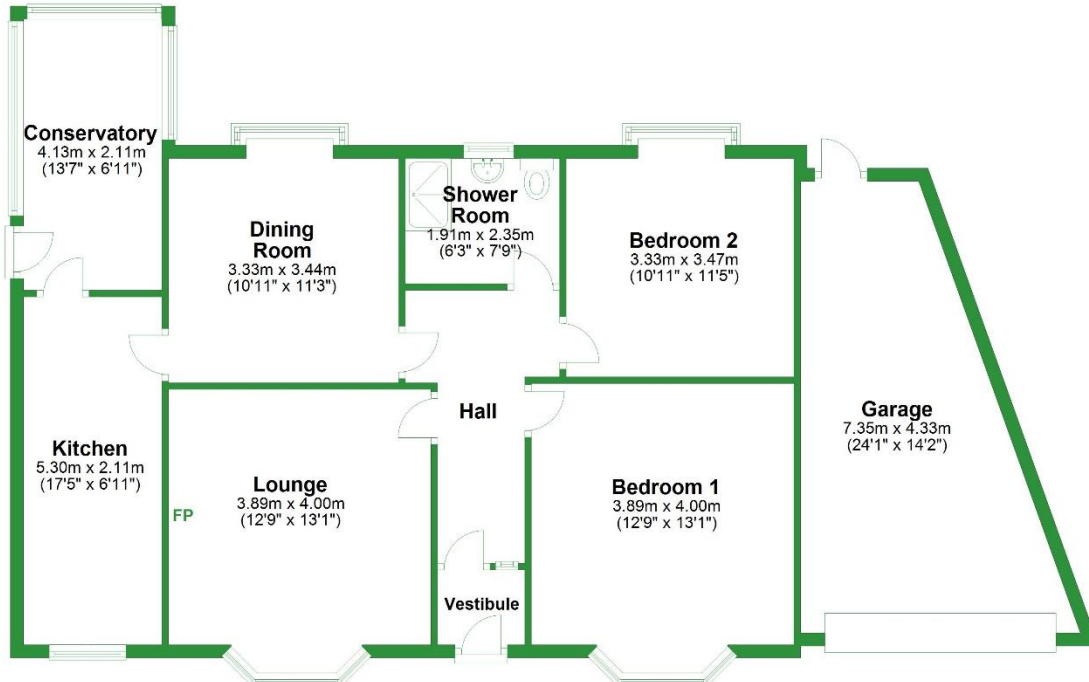
Tenure = Leasehold – Details Unregistered  
Council Tax Band = E





### Ground Floor

Approx. 113.6 sq. metres (1222.6 sq. feet)



Total area: approx. 113.6 sq. metres (1222.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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