



## Nelson Street, Clitheroe

£175,000 Freehold

A charming stone-built terrace cottage, boasting substantial living space spread deceptively over three floors, with 3 double bedrooms and open plan lounge and dining kitchen. Situated in a much favoured location on the outskirts of town, close by to open countryside, offering a perfect blend of tranquility and accessibility.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

A charming stone-built terrace cottage, boasting substantial living space spread deceptively over three floors, situated in a much favoured location on the outskirts of town, close by to open countryside, offering a perfect blend of tranquility and accessibility. This spacious home is offering an individual designed layout with an inviting open plan lounge and dining kitchen on the ground floor with excellent rear storage, useful utility area and two piece cloakroom. There is a large rear workshop with power and lighting with external access to the rear alley. The upper floors feature three generously sized double bedrooms, providing ample space, large landing and a three piece family bathroom. Additionally, there is a versatile hobby room or office, an ideal working from home space if required. The property boasts excellent further potential, allowing a discerning new purchaser to tailor the space to their unique needs and preferences. Early viewing is highly recommended.

- Substantial Stonebuilt Terrace Cottage
- Deceptive Accommodation Over 3 Floors
- Open Plan Lounge & Dining Kitchen
- 3 Double Bedrooms & Hobby/office Area
- Utility With 2-pce Cloaks, Large Rear Workshop
- Large Landing, Rear Hall With Store Room
- Excellent Further Potential; Gas CH & PVC DG
- Favoured Location On The Outskirts Of Town



**Entrance Vestibule**

Wood glazed external front door, wood panelled walls.

**Lounge**

14' 5" x 12' 5" (4.39m x 3.78m)

Carpet flooring, uPVC double glazed window, coved cornicing, panelled radiator, television point, picture rail, open to dining kitchen.

**Dining Kitchen**

11' 11" x 9' 7" (3.63m x 2.92m)

Bright wood effect wall and base units, complementary laminate working surfaces, stainless steel sink drainer unit with mixer tap, space for appliances, gas cooker point, laminate tiled flooring, recessed spot lighting.

**Rear Hall & Store Cupboard**

Power and lighting, built-in shelving areas, staircase leading to first floor.

**Workshop**

10' 11" x 6' 11" (3.33m x 2.11m)

Spacious and useful versatile room, external rear wood door which leads directly out to the rear alley adjoining the property, power and lighting. (This was formally the rear yard to the property and could be reverted back if desired).

**Cloakroom & Utility Area**

5' 0" x 4' 8" (1.52m x 1.42m)

2-pce white suite comprising low level w.c., pedestal wash basin, white ladder style radiator, plumbing for washing machine.

**Landing 1st Floor**

8' 3" x 9' 6" (2.51m x 2.90m)

Spacious area, part panelled walls, panelled radiator, under stairs storage cupboard, staircase to second floor.

**Bedroom One**

12' 6" x 12' 8" (3.81m x 3.86m)

Excellent double room, wood flooring, coved cornicing, feature exposed stone wall, television point, panelled radiator, uPVC double glazed window.

**Hobby/Office Room**

8' 4" x 6' 0" (2.54m x 1.83m)

Flexible and useful room, wall mounted cupboards, base and drawer units with laminate working surfaces, part tiled walls, wall mounted combination gas central heating boiler, uPVC double glazed window.

**Bathroom**

3 -pce white suite comprising panelled bath with shower over and additional hand held shower tap fitment, low level w.c., pedestal wash basin, fully tiled walls, tiled flooring, panelled radiator, coved cornicing, uPVC double glazed window.

**Landing 2nd Floor**

Over stairs storage cupboards, velux window, laminate flooring.

**Bedroom Two**

10' 10" x 12' 6" (3.30m x 3.81m)

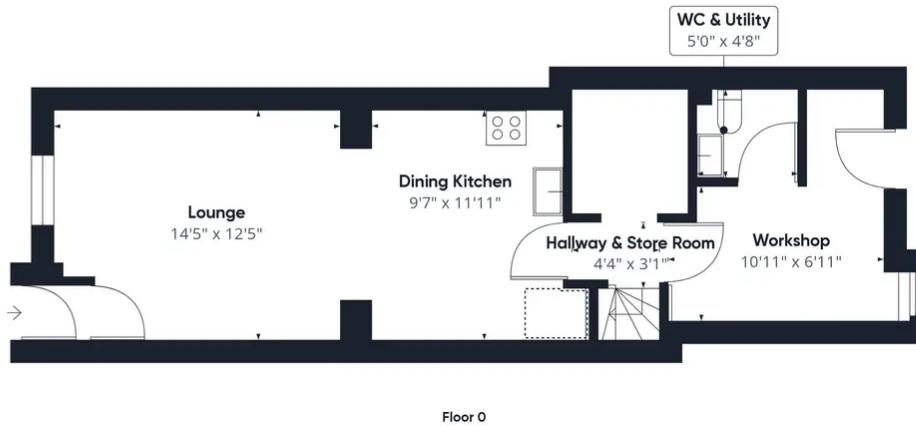
Laminate wood style flooring, built-in cupboards, television point, panelled radiator, eaves storage, uPVC double glazed window with lovely elevated views.

**Bedroom Three**

11' 11" x 8' 3" (3.63m x 2.51m)

Excellent double room with laminate flooring, panelled radiator, built in eaves storage area and shelving, uPVC double glazed window, TV point.





Approximate total area<sup>(1)</sup>  
1085.45 ft<sup>2</sup>

Reduced headroom  
46.24 ft<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.