



## Victoria Street, Clitheroe

**£269,950 Freehold**

Nestled in a sought-after tucked away location, this immaculate 3-bedroom property is a stunning example of a beautifully renovated stonebuilt terrace. The impressive bay fronted home sets the tone for the impeccable internal finish that awaits within, boasting luxurious fittings and a contemporary design throughout. The property showcases a range of exceptional features including a breathtaking double attic bedroom with Juliet balcony offering panoramic views towards Pendle Hill and Clitheroe Castle, creating a serene sanctuary for relaxation with a deluxe en-suite

Council Tax band: B

Tenure: Leasehold

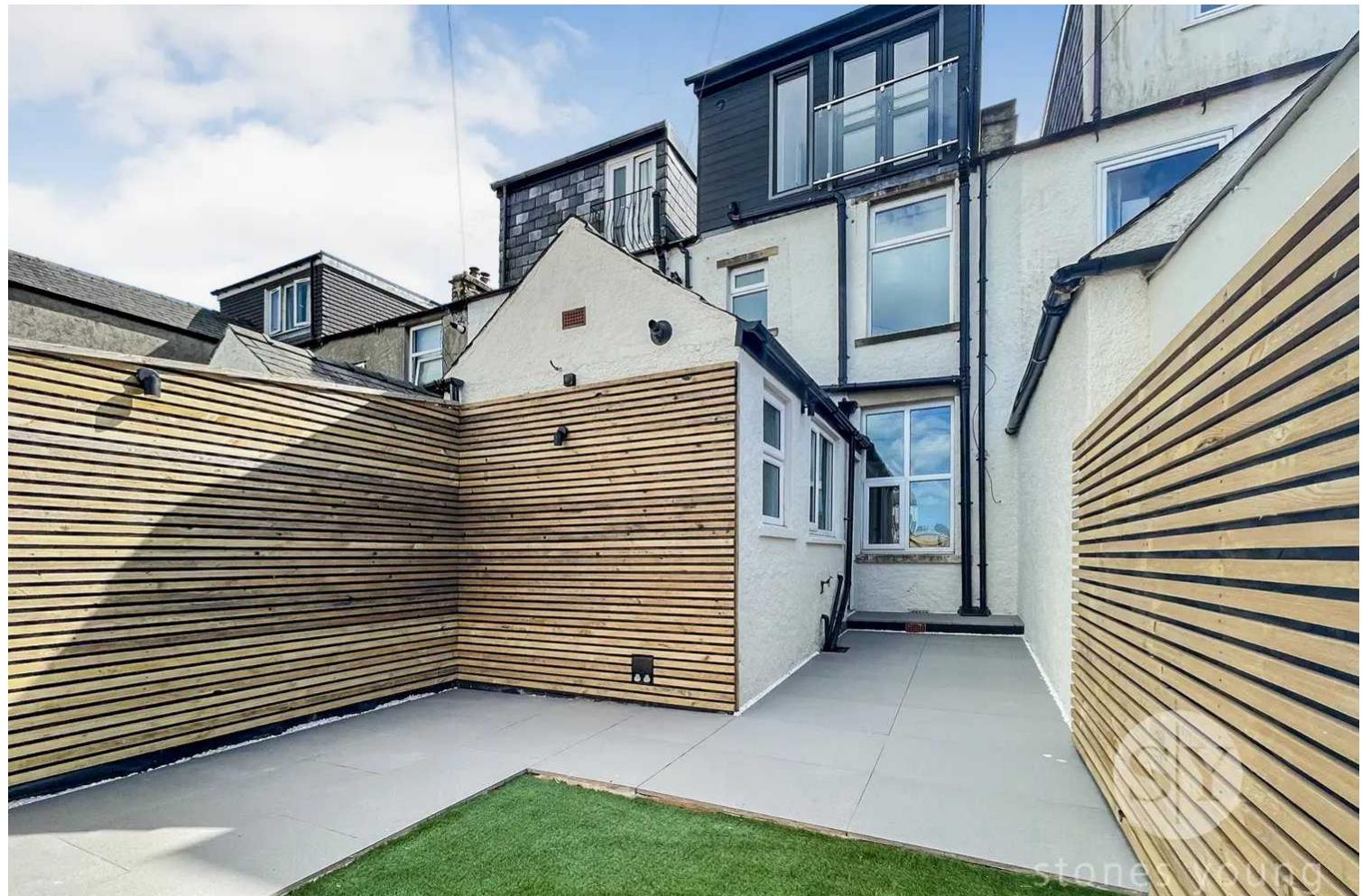
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Externally, the property offers a delightful outdoor space designed for relaxation and entertaining, with attention to detail evident in every corner. There is a front garden forecourt with stone pathway and boundary hedging. At the rear, a modern private landscaped patio awaits, featuring attractive porcelain tiling and an artificial lawn for easy maintenance. The contemporary wood cladded walls provide a stylish backdrop, while the addition of spotlighting, power points, and rear gate access enhances the functionality of the outdoor area. This lovely oasis offers a serene retreat from the hustle and bustle of every-day life. Don't miss the opportunity to make this stylish property your very own, early internal viewing is highly recommended to fully appreciate.

- Impressive Bay Fronted Stonebuilt Terrace
- Beautifully Newly Renovated - Impeccable Internal Finish
- Stunning Double Attic Bedroom-Juliet Balcony & Views
- 2 Excellent First Floor Double Bedrooms
- Contemporary Bathroom & En-suite Shower Room
- Deluxe Open Modern Kitchen & Appliances
- Newly Laid Porcelain Rear Patio & Lawn
- Lounge, Dining Room; No Onward Chain
- Oozing With Luxurious Fittings
- Tucked Away Location & Walking Distance To Town



### **Entrance Vestibule**

Composite external door, original tiled flooring, cupboard housing meters, coved cornicing.

### **Hallway**

10' 6" x 3' 0" (3.20m x 0.91m)

Internal glazed door, Kardean flooring, coved cornicing, staircase leading to first floor.

### **Lounge**

11' 7" x 10' 3" (3.53m x 3.12m)

Lovely light room with Kardean flooring, feature uPVC double glazed bay window, multi fuel stove with tiled hearth, panelled radiator, coved cornicing.

### **Dining Room**

13' 1" x 13' 9" (3.99m x 4.19m)

Spacious airy room with Kardean Flooring, built-in media wall with television and fire, panelled radiator, under stairs storage cupboard with shelving, built-in cupboard in alcove area, uPVC double glazed window, open through to kitchen:

### **Kitchen**

13' 1" x 7' 2" (3.99m x 2.18m)

Newly installed contemporary fitted kitchen with a range of matt light grey wall, base and drawer units with complementary quartz working surfaces and upstands with LED lighting and feature splashback, integrated appliances incorporating eye level electric oven and microwave, slimline dishwasher, fridge and freezer, induction hob with stainless steel extractor filter canopy over, Elleci sink with mixer tap and integral quartz drainer, vertical panelled radiator, cupboard housing wall mounted combination gas central heating boiler, recessed spotighting, uPVC double glazed windows, uPVC double glazed door to outside.

### **First Floor Landing**

Door and staircase leading to attic bedroom.

### **Bedroom Two**

13' 11" x 11' 9" (4.24m x 3.58m)

Excellent double room with carpet flooring, panelled radiator, uPVC double glazed window, TV point.

### **Bedroom Three**

9' 4" x 7' 7" (2.84m x 2.31m)

Double room with carpet flooring, panelled radiator, uPVC double glazed window.

### **Bathroom**

Contemporary newly installed 3-pce white suite comprising bath with tiled surround, central taps and rainfall shower with luxury part tiled walls with marble effect tile and glazed screen, concealed low level w.c., vanity unit housing sink with mixer tap and shelving, large wall mirror, panelled radiator, tiled flooring, uPVC double glazed window.

### **Second Floor Staircase**

Leading to master bedroom one, velux window.

### **Bedroom One**

20' 2" x 8' 2" (6.15m x 2.49m)

Fantastic additional attic double bedroom with superb dormer extension incorporating uPVC double glazed french opening doors with Juliet balcony providing stunning elevated views across towards Clitheroe Castle and Pendle Hill, additional full length uPVC double glazed window and velux window, recessed spotlights, glass balustrade and feature wood panelled wall, eaves storage, radiator.

### **En-suite Shower Room**

Superb contemporary newly installed 3-pce white suite with shower enclosure with flushed rainfall shower with attractive marble effect brick tiling, concealed low level w.c., vanity unit with sink and mixer tap, wall mirror, wood effect flooring, extractor fan, ladder style radiator, recessed spotlighting.







Floor 0

Approximate total area<sup>(1)</sup>  
1052.11 ft<sup>2</sup>

Reduced headroom  
18.94 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.

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