

## 1 Duck Street, Clitheroe

£1,200 pcm

Attractively positioned on Duck Street is this fantastic individual Grade II Listed three storey town house, located in a prime spot within the bustling town of Clitheroe this 3/4 bedroom house offers a lovely modern dining kitchen, two generous receptions available early November.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

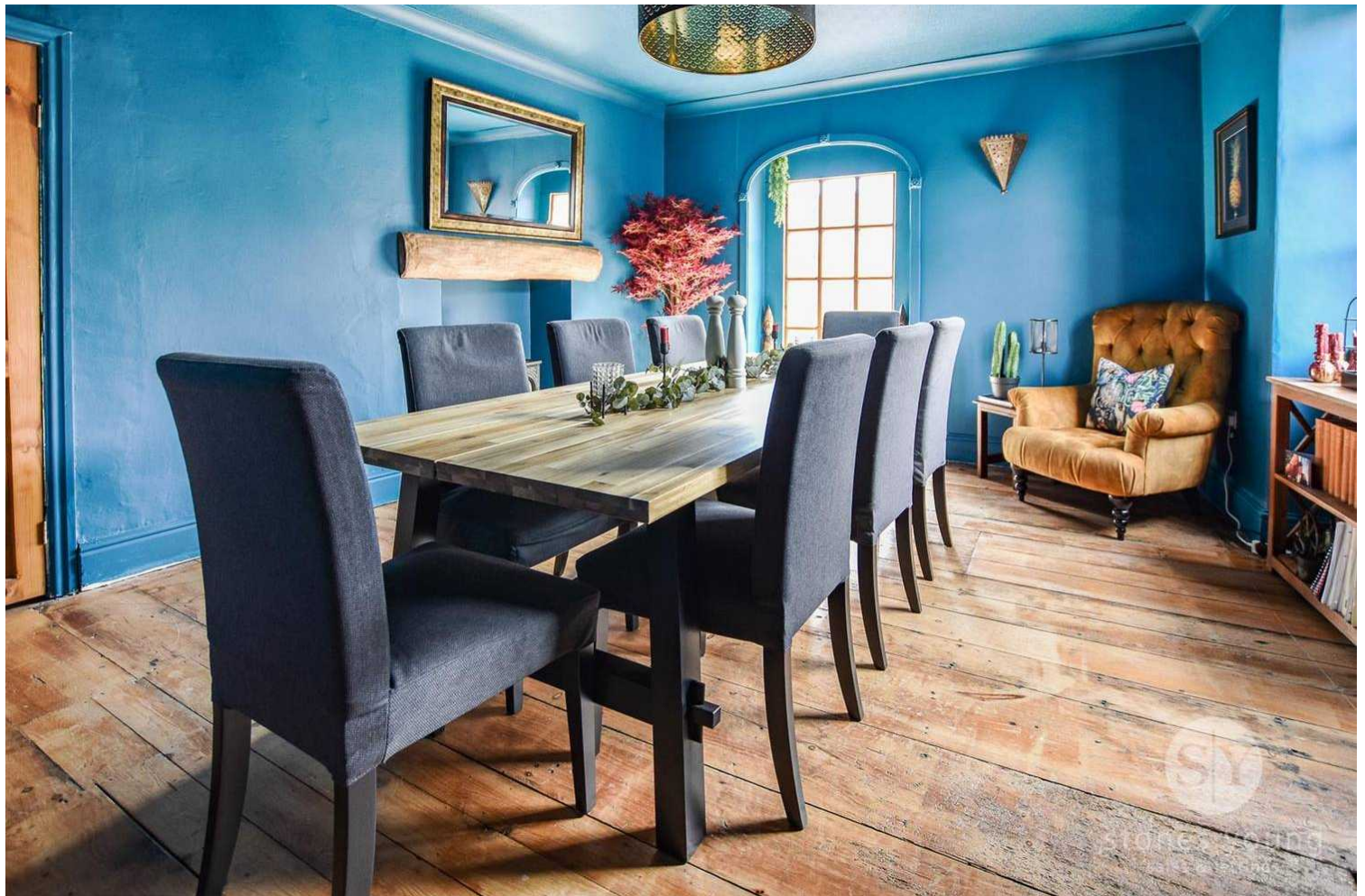
EPC Environmental Impact Rating: D





Attractively positioned on Duck Street is this fantastic individual Grade II Listed three storey town house, located in a prime spot within the bustling town centre of Clitheroe with all the amenities, bars, shops and train station all just a stones throw away. This beautiful spacious stone period property has been lovingly maintained to a superb standard by its current owners and has retained great distinctive charm and character whilst now providing all the modern comforts and luxuries. Upon entrance there is a lovely light and airy dining kitchen with a modern array of cream units and appliances, double doors lead to an impressive sized lounge. The first floor incorporates bedroom three, a flexible deceptive second reception room or additional double bedroom and there is a stunning bathroom with freestanding bath. The second floor large landing area leads to bedroom two and a sizeable master bedroom suite with a contemporary en-suite wet room, both bedrooms on this floor enjoy a lovely front elevated aspect with views across towards Pendle Hill. In addition there is a lower ground floor with useful cellar store rooms. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. Avail. Early November 2024. Unfurnished. Holding Deposit £276.00 Deposit £1,384.00.

- Beautiful Grade II Listed Townhouse
- Fantastic Accom. Over 3 Floors & Cellar
- 3/4 Bedrooms, 2 Sizeable Receptions
- Luxurious Bathroom & En-suite Wet Room
- Attractive Modern Fitted Dining Kitchen
- Gas CH, DG; Elevated 2nd Floor Views
- Prime Town Centre Position
- Unfurnished; Avail. Early November



## Ground Floor

### Entrance

Solid wood panelled external front door.

## First Floor

### Ensuite

Recently upgraded contemporary wet room style 3-pce suite comprising generous walk-in shower area with thermostatic ceiling mounted fixed rain shower with wall mounted control panel and additional hand held shower fitment, low level w.c., black vanity basin with mixer tap and built in drawer unit under, wood effect ceramic tiled flooring, fully tiled walls, black modern ladder style radiator, timber framed double glazed window.

### Living Room / Dining Room / Bedroom Four

14'8" x 13'4" max Superb deceptive versatile room with attractive original wood flooring, coved cornicing, light and airy with timber framed double glazed window and full length Georgian style timber framed double glazed window to the front and side elevations, Victorian style column radiator, feature stone hearth and fireplace insert with wood beamed mantle over.

### Lounge

14'7" x 13'4" max Coved cornicing, Victorian style column radiator, cupboard in alcove, feature ceiling beams, 2 x large timber framed double glazed windows to the front and side elevations, large feature stone hearth with wood beamed mantle over, glazed wood double doors leading through to dining kitchen, television point, telephone point, external wood door to side of house.

### Landing

Original solid wood flooring, timber balustrade, coved cornicing, Victorian style column radiator.

### Bedroom One

14'8" x 13'4" max Fantastic deceptive double bedroom with attractive original boarded wood flooring, 2 x timber framed double glazed windows with fabulous elevated views across towards Pendle Hill and Clitheroe Castle, television point, Victorian style column radiator.

### Bedroom Two

11'0" x 8'2" max Carpet flooring, Victorian style column radiator, timber framed double glazed window with lovely elevated views towards Pendle Hill.

## Dining Kitchen

15'8" x 14'9" Attractive modern kitchen with an array of cream fitted wall, base and display cabinets with complementary wood style laminate working surfaces, part tiled walls, 1½ bowl ceramic sink drainer unit with mixer tap, space for range style cooker, extractor filter canopy over, a range of integrated appliances including fridge freezer, washing machine, slimline dishwasher and combination microwave oven, part stone flag floors, part solid wood floors, 2x timber framed double glazed windows, panelled radiator, feature fireplace insert with tiled hearth, staircase leading to first floor, door and stone staircase leading to basement rooms.

## Second Floor

### Landing

Original solid boarded wood flooring, spacious area with wood balustrade, loft access.

### Outside / Notes

Please note the property has right of way pathway access to the rear from the rear hall/utility area.

### Utility/Rear Hall

13'8" x 3'0" Space for tumble dryer, external stable wood door.

### Bathroom

8'7" x 6'1" Beautiful deluxe 3-pce white suite comprising freestanding claw foot roll top bath with chrome mixer tap and hand held shower tap fitment with thermostatic shower over with vanity curtain and rail, low level w.c., pedestal wash basin with chrome taps, slate part tiled walls and flooring, part wood effect ceramic tiled wall with inset mirror, Victorian style column radiator, timber framed double glazed window.

### Basement

Room One: 14'0" x 13'0" Room Two: 13'5" x 4'6" : also housing wall mounted Worcester gas central heating boiler and hot water cylinder. Room Three: 13'5" x 4'7"

### Bedroom Three

8'5" x 8'4" Double bedroom with carpet flooring, Victorian style column radiator, timber framed double glazed window, alcove area with shelving, television point.

## Lower Ground

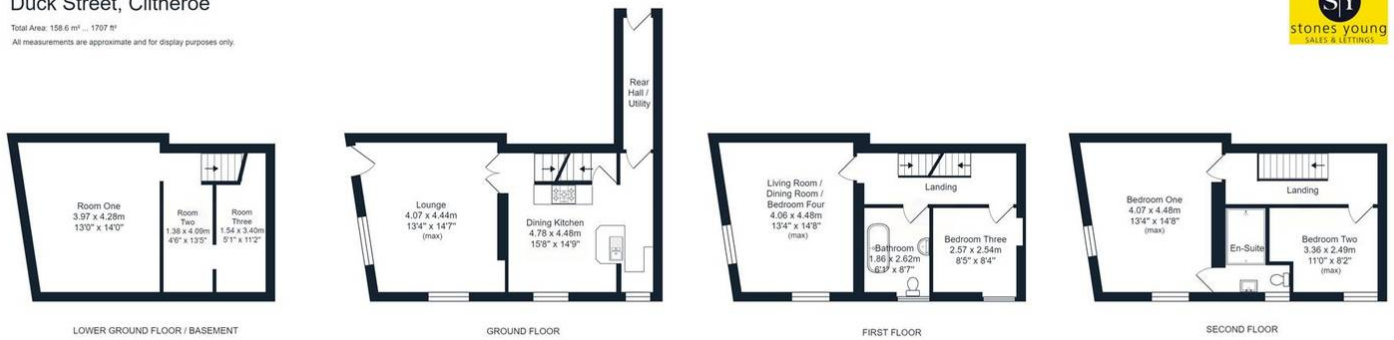






## Duck Street, Clitheroe

Total Area: 158.6 m<sup>2</sup> - 1707 sq'  
All measurements are approximate and for display purposes only.



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