



## 143 Whalley Road, Clitheroe

£224,950 Freehold

Superbly extended 3 double bedroom character cottage offering a beautiful combination of charm and modern comforts with a fantastic light filled open plan living dining kitchen with modern shower room, useful utility and spacious long rear landscaped garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Nestled in a desirable and convenient location, this charming stonebuilt terraced cottage presents itself as a stunning example of character combined with superb modern comforts. The beautifully extended accommodation is immediately captivating and exudes a sense of warmth that oozes charming features and embraces for a modern lifestyle effortlessly, featuring three double bedrooms, including a well appointed modern three-piece shower room on the first floor. The property boasts a fantastic light and airy open plan living dining kitchen to the rear - the heart of the home where family and friends can gather for memorable moments providing a well equipped fitted kitchen with appliances and french doors to the garden. A cosy lounge with a feature stone fireplace provides a perfect retreat for relaxation. Additional features include a useful utility room, gas central heating, and uPVC double glazing for added convenience and energy efficiency.

With a front forecourt featuring a charming stone boundary wall and a spacious rear landscaped cottage garden that is sure to impress, complete with stone flagged and pebbled patios, with various seating areas and well stocked borders, this property offers the perfect balance of indoor and outdoor living, creating an idyllic haven for its next fortunate owner. A shared side alleyway access enhances the practicality and charm of this delightful property, making it a must-see option for those seeking a blend of sophistication and comfort in a beautiful setting.

- Charming Stonebuilt Terraced Cottage
- Beautiful Extended Accommodation
- 3 Double Bedrooms; Modern 3-pce Shower Room
- Fantastic Open Plan Living Dining Kitchen
- Cosy Lounge With Feature Stone Fireplace
- Superb Spacious Landscaped Rear Garden & Patio
- Well Positioned - Excellent Walking Distance To Town
- Stunning Home Oozing With Character & Lovely Modern Comforts
- Useful Utility Room; Gas CH & uPVC DG



stones young

**Hallway**

Tiled flooring, stairs to first floor, double glazed uPVC front door.

**Lounge**

Carpet flooring, wood beams, wood burner set in Inglenook fireplace, double glazed uPVC window, panel radiator.

**Utility Room**

Tiled flooring, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, panel radiator.

**Open Plan Living Dining Kitchen**

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, x5 ring gas hob, double electric oven, and microwave, under counter lights, integral dishwasher and space for fridge freezer, breakfast bar, space for dining table, ceiling spot lights, velux windows, double glazed uPVC French doors leading to patio area, x2 panel radiators.

**Landing**

Carpet flooring.

**Bedroom 1**

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

**Bedroom 2**

Double bedroom with carpet flooring, loft access, double glazed uPVC window, panel radiator.

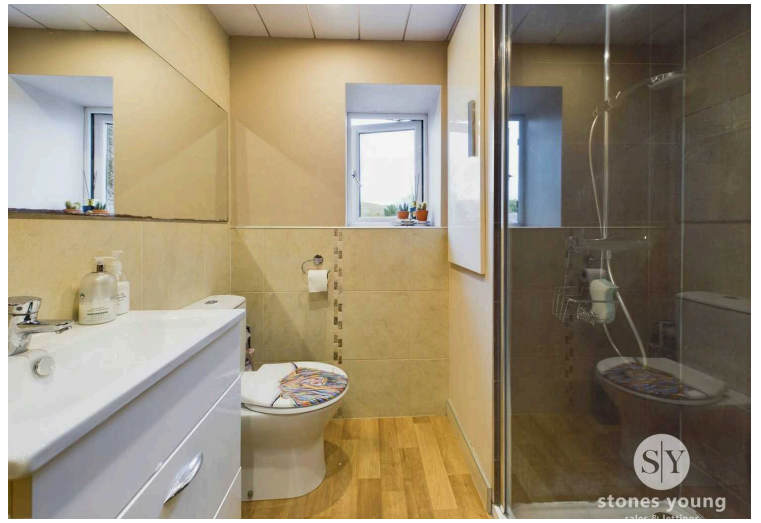
**Bedroom 3**

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

**Bathroom**

Vinyl flooring three piece in white comprising of mains fed walk in shower, wc and basin with pull out drawers, tiled splash backs, ceiling spot lights, storage cupboard, towel radiator.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

980.91 ft<sup>2</sup>

Reduced headroom

7.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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