



7 Bridge Court, Clitheroe

£187,500 Freehold

**** CHARMING 2 BEDROOM MODERN MEWS PROPERTY SET IN A FANTASTIC SMALL CUL-DE-SAC POSITION JUST OFF PIMLICO ROAD OFFERING SUPERB FURTHER POTENTIAL AND NO ONWARD CHAIN **** With stunning rear views across towards Pendle Hill and the adjoining cricket grounds.

Council Tax band: C

Tenure: Freehold



This delightful property presents a wonderful opportunity to own a charming 2 bedroom modern mews house located in a fantastic small cul-de-sac situated just off the highly sought after Pimlico Road with superb rear views. The property boasts 2 ample bedrooms with the potential to create a third if desired and a bright 3-pce white bathroom suite on the first floor. The ground floor features a hallway, a convenient 2-piece cloakroom and a good sized light filled open lounge and dining area with rear patio doors, along with a fitted breakfast kitchen to the front. Being offered to the market with no chain delay and boasting freehold tenure for peace of mind. Furthermore, residents will appreciate the property's proximity to the town centre, schools and amenities, all within easy walking distance, making it an ideal location for convenient living. The property also offers superb potential for further upgrading and enhancements, allowing the new owner to customise and personalise their living space to their liking.

Outside, the property provides a tarmac front driveway offering private parking for one vehicle, alongside paved pathways and front planted garden areas. The attached large single garage provides additional convenience, complete with power and lighting, fitted

wall units, plumbing for a washing machine, and a wall-mounted gas central heating boiler. To the rear of the house, an attractive stone-flagged and cobbled patio awaits, featuring a central raised flower bed and side planted borders with fencing surround. To the rear of the property are open aspects over the adjoining cricket grounds. Residents can enjoy stunning views across towards Pendle Hill, making the outdoor space a perfect spot for relaxation and enjoyment. Early viewing is highly advised.

- Excellent Modern Mews Style Property
- 2 Ample Bedrooms - Potential For 3
- Open Lounge Dining Room, Fitted B/fast Kitchen
- Hallway, 2-pce Cloaks; No Chain Delay, Freehold Tenure
- Fantastic Small Cul-De-Sac With Superb Rear Views
- Well Located - Easy Walking Distance To Town & Amenities
- Large Attached Garage, Driveway; Rear Patio Gardens
- Superb Potential To Upgrade & Enhance Further



Entrance Hallway

Spacious area with double glazed front door and glazed panelled surround, carpet flooring, panelled radiator, staircase to first floor, built in store cupboard, personal door leading through to garage.

Cloakroom

2-pc white suite comprising hand wash basin, low level w.c., extractor fan, panelled radiator, wood effect flooring.

Breakfast Kitchen

A range of light wood finish fitted wall, base and drawer units with laminate working surfaces, integrated electric oven, 4-ring electric ceramic hob, stainless steel sink drainer unit with mixer tap, plumbing for dishwasher, space for fridge, wood style flooring, part tiled walls, panelled radiator, serving hatch through to dining area, uPVC double glazed window over looking cul-de-sac.

Lounge & Dining Room

Light and airy open plan room with carpet flooring, television point, panelled radiator, wall mounted gas fire, uPVC double glazed window, sliding aluminium double glazed patio doors leading to rear garden with a pleasant aspect over neighbouring the cricket grounds and views across towards Pendle Hill.

Landing

Carpet flooring, loft access, wood balustrade.

Bedroom One

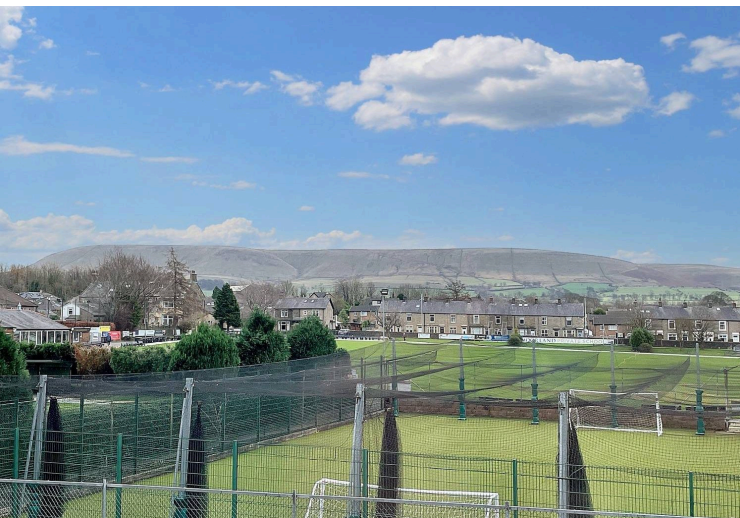
Excellent double bedroom with carpet flooring, panelled radiator, full length sliding mirrored wardrobes, TV point, 2x uPVC double glazed windows with superb panoramic views across towards Pendle Hill and overlooking the neighbouring cricket ground.

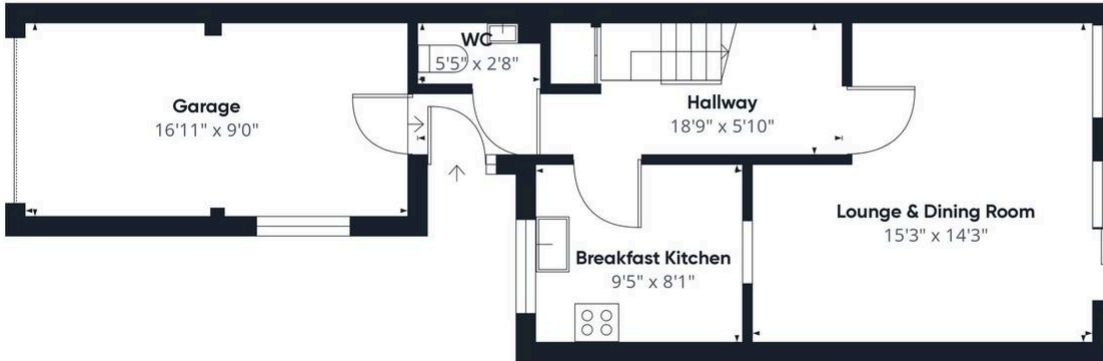
Bedroom Two

Carpet flooring, panelled radiator, full length fitted wardrobes and built-in drawers, uPVC double glazed window.

Bathroom

3-pc white suite comprising panelled bath with shower over, folding shower screen, pedestal basin with mixer tap, low level w.c., tiled effect flooring, fully tiled walls, panelled radiator, built-in cupboard housing hot water cylinder tank, uPVC double glazed window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
847.02 ft²

(1) Excluding balconies and terraces

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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