



19 Eshton Terrace, Clitheroe

£199,950 Freehold

NO CHAIN DELAY* *VAST THREE BEDROOM TERRACED HOME WITH ENDLESS POTENTIAL Located in this central Clitheroe location, Eshton Terrace, known as Fielden Villas boast some of the largest and impressive terraced homes in Clitheroe.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

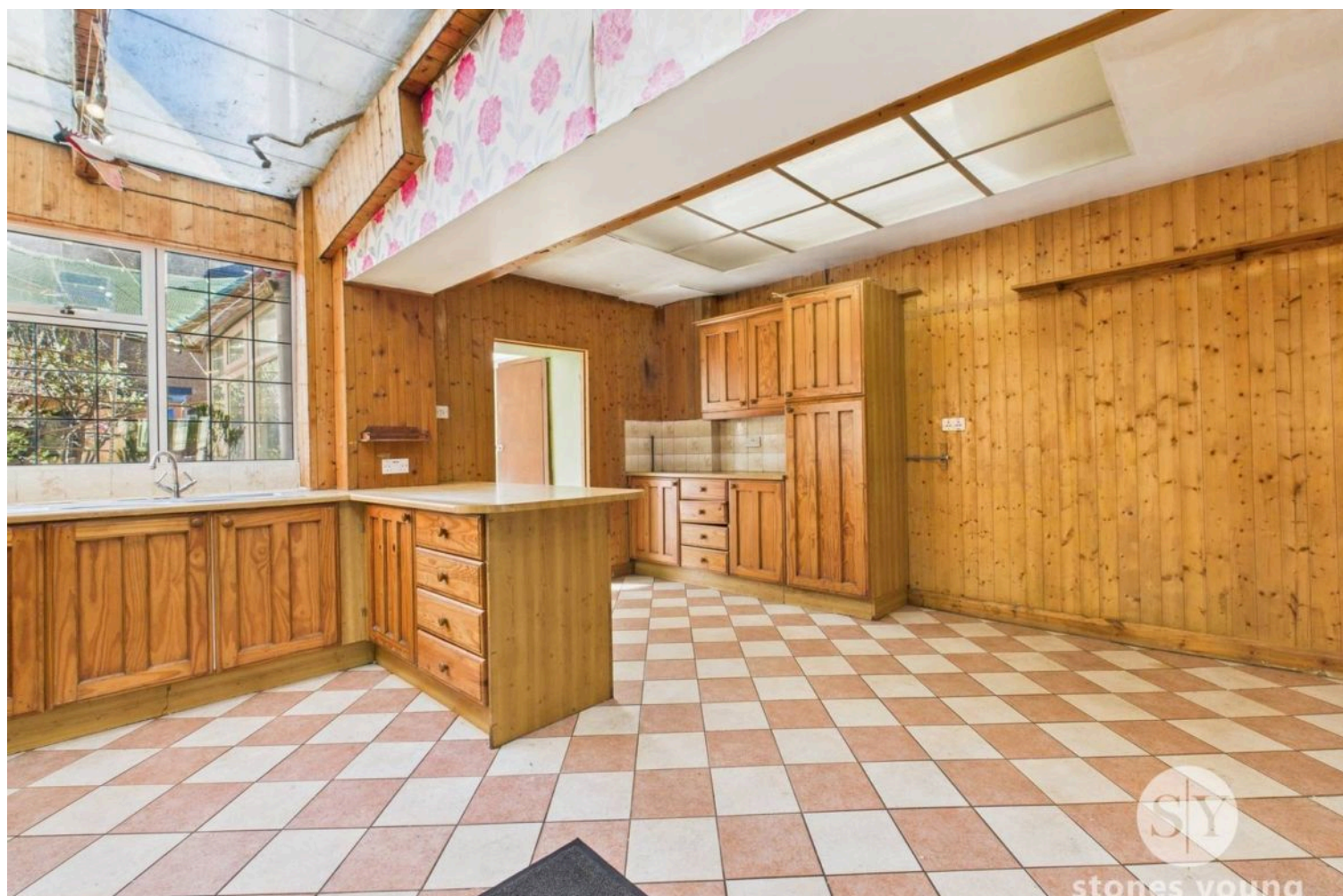


**NO CHAIN DELAY* VAST THREE BEDROOM TERRACED HOME WITH ENDLESS POTENTIAL* Located in this central Clitheroe location, Eshton Terrace, known as Fielden Villas boast some of the largest and impressive terraced homes in Clitheroe.

Internally, the property has an impressive footprint with downstairs possessing two reception rooms, currently opened up, but having the potential to separate therefore offering a versatile living accommodation. With high ceilings, the light floods throughout the downstairs. Through the reception rooms, an open plan kitchen diner awaits, asking for inspiration to create a stunning family room. A conservatory lies beyond the kitchen diner along with a wc where the footprint can be incorporated into your designs and the plumbing already there for those looking for a utility or more established downstairs wash room.

Head upstairs and the room sizes will continue to impress. With some clever reconfiguration, the two double bedrooms and five piece family bathroom lend themselves to creating three double bedrooms to still be serviced by a family bathroom. Continuing up into the attic, you will find a third expansive double bedroom featuring dual aspect dormers. The current footprint lends itself to creating a luxurious master suite where you would find room for an en-suite and even dressing room, while those with larger families could even utilise the space to create a grand total of five bedrooms.

- Central Clitheroe Location within Walking Distance to the Town Centre and Schools
- Outstanding Potential with Possibilities to Create Five Bedrooms
- Two Large Reception Rooms, Kitchen Diner and Conservatory
- Potential to Create Off Street Parking to the Rear
- Not on a Water Meter
- Council Tax Band C



Vestibule

Original tiled flooring, meter cupboard

Hallway

Carpet flooring, panel radiator, stairs to first floor

Lounge

Carpet flooring, panel radiator, upvc double glazed bay window, gas fire

Dining Room

Carpet flooring, panel radiator, gas fire

Kitchen Diner

Range of fitted wall and base units with contrasting worksurfaces, breakfast bar, stainless steel double sink, integrated oven and grill, gas hob, plumbed for washing machine, under stairs storage, tiled flooring, panel radiator, upvc double glazed window.

Conservatory

In white upvc double glazing with French doors to garden, carpet flooring, electric heater.

Wc

Two piece suite with Wc and sink

Landing

Carpet flooring, stairs to second floor with under stairs storage, panel radiator

Bedroom 1

Carpet flooring, fitted wardrobes, two panel radiators, upvc double glazed window

Bedroom 2

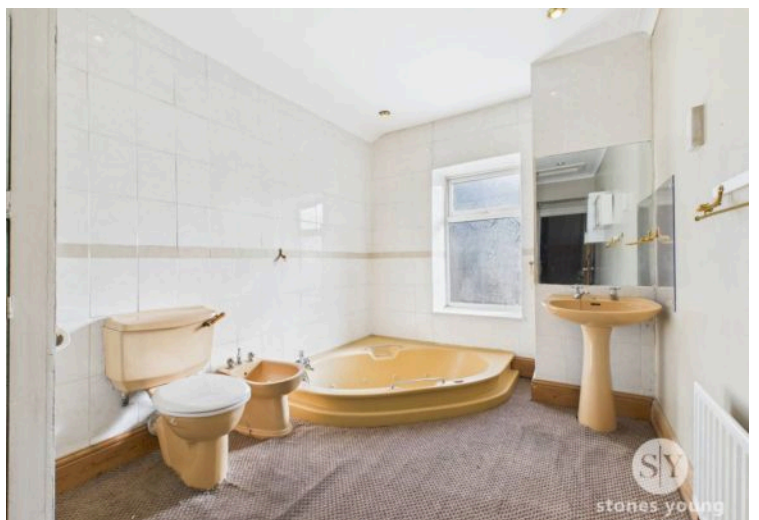
Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed window

Bedroom 3

Carpet flooring, under eaves storage, panel radiator, two upvc double glazed windows, gas fire

Bathroom

Five piece suite with sunk in bath, shower enclosure, Wc, sink and bidet. Storage cupboard housing boiler and water tank, carpet flooring, panel radiator, upvc double glazed frosted window





Approximate total area⁽¹⁾
1761.19 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2

Floor 1

Floor 0