

10 Primrose Street, Clitheroe

£180,000 Freehold

Superbly maintained 3-bed mid-terraced house near nature reserve. Revamped kitchen with underfloor heating, master bedroom with walk-in wardrobe, attractive lounge with fireplace and wood burner, landscaped patio garden. New double glazed windows and doors, convenient location, ideal for first-time buyers. No onward chain."

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Boasting a favoured location close to a tranquil nature reserve, this superbly maintained 3-bedroom mid-terraced house offers a haven for modern living. Nestled in a tucked-away spot, this home presents a delightful combination of comfort and convenience. Step inside to discover a recently revamped kitchen featuring luxurious underfloor heating, alongside three inviting bedrooms, the master with a walk-in wardrobe and a modern family 3-piece bathroom. The property showcases an inviting lounge adorned with a charming fireplace and wood burner, complemented by a spacious dining room and an attractively recently landscaped rear patio garden. With neutral decor enhancing its appeal, this residence exudes a fresh and welcoming atmosphere. Benefitting from new double glazed windows and doors installed within the last 12 months, this home provides a stylish and energy-efficient living space. Offering easy access to nearby amenities and town centre, this property represents an ideal opportunity for first-time buyers seeking a hassle free purchase without any onward chain.

- Superbly Maintained Terraced Home
- Tucked Away Position - Close To Nature Reserve
- Recently Installed Kitchen With Underfloor Heating
- 3 Bedrooms & Modern 3-pce Bathroom
- Attractive Lounge With Fireplace & Wood Burner
- Hallway & Generous Dining Room
- Attractively Newly Landscaped Rear Patio Garden
- Walking Distance To Town & Amenities
- Excellent Interior - Neutral Decoration Throughout
- Ideal For First Time Buyers - No Onward Chain
- upgraded by current owner
- new double glazed windows and doors in last 12 months



Entrance hallway

Composite double glazed front door, tiled effect flooring, panel radiator, spindle stairs to first floor, under stairs cupboard.

Dining Room

uPVC double glazed window, panel radiator, cupboard housing meter boxes.

Lounge

Attractive inset fireplace with stone hearth, wood beam over and cast iron wood burning stove, TV point, panel radiator, uPVC double glazed window.

Breakfast Kitchen

Recently installed modern high gloss grey fitted kitchen, laminate worktops and breakfast bar, sink drainer unit with mixer tap, dual fuel range cooker with electric ovens and gas hob, extractor filter canopy over, integrated fridge freezer and washer dryer, wood style flooring with underfloor heating, wall mounted combination gas central heating boiler in cupboard, extractor fan, uPVC double glazed window and rear door.

Landing

Loft access.

Bedroom One

Spacious double room with carpet flooring, walk-in wardrobe, panel radiator, uPVC double glazed window.

Bedroom Two

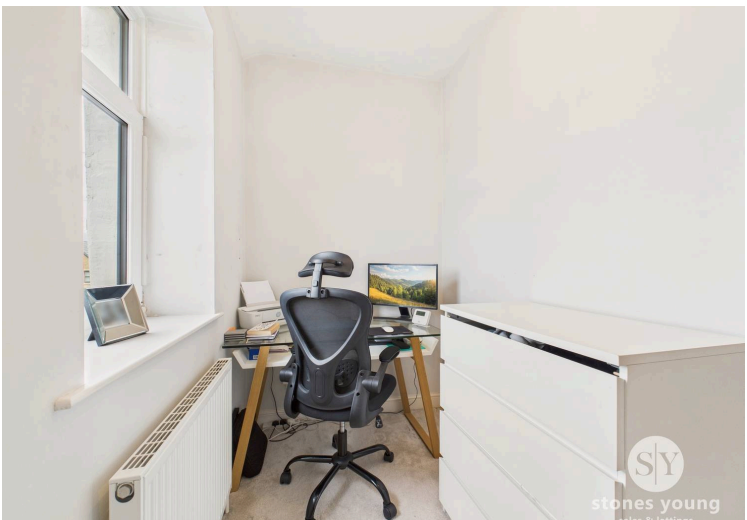
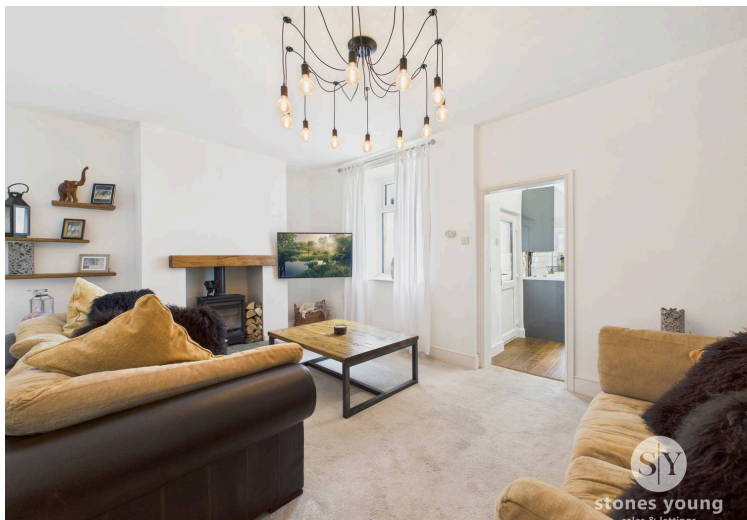
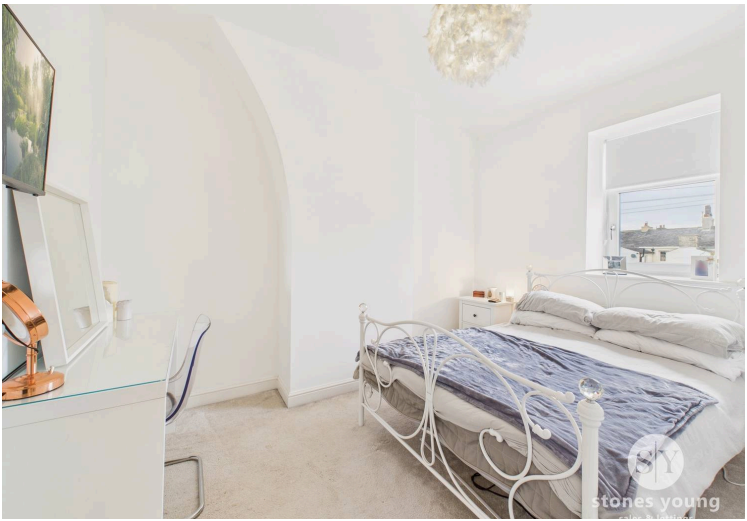
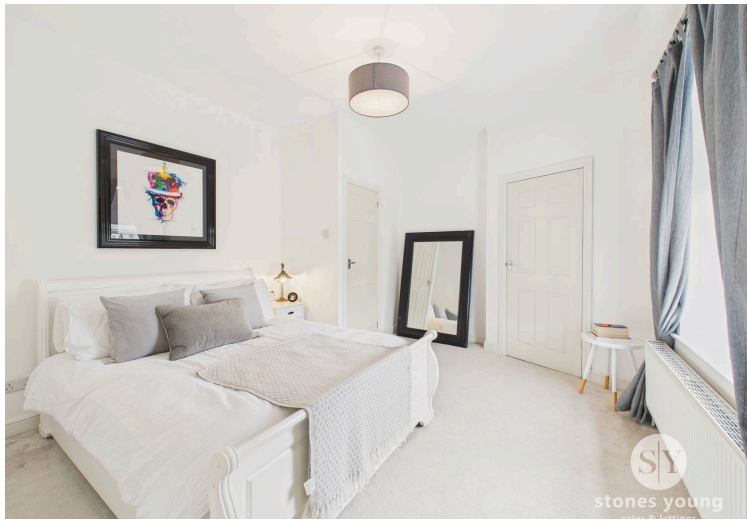
Double room with carpet flooring, uPVC double glazed window, panel radiator, TV point.

Bedroom Three

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

Bathroom

3-pce white suite with shower bath with rainfall thermostatic shower over and additional shower, pedestal wash basin, low level w.c., tiled effect flooring, panel radiator, extractor fan, part tiled walls.





Floor 0



Floor 1



Approximate total area⁽¹⁾
866 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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