



3 The Old Garage Back Brennand Street, Clitheroe

£260,000 Freehold

Modern two double bedroom end mews house with high spec finish, en-suite, private parking, and south west facing frontage in a central exclusive development of 3 properties. No chain. Freehold.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This modern, individual two double bedroom end mews style house occupies a unique position within an exclusive development of just three properties, offering a rare blend of privacy and convenience in the heart of the town centre. Designed to an exceptional standard, the property features a high specification finish throughout and is offered with no onward chain and freehold tenure. The ground floor boasts an impressive open-plan living area, flooded with natural light, with underfloor heating and a contemporary kitchen fitted with quality appliances. Both double bedrooms have vaulted ceilings, with the principal bedroom benefitting from a sleek en-suite shower room, while the main bathroom is finished to a similarly high standard. The property's attractive design and thoughtful layout make it ideal as a lock up and leave, an Airbnb investment, or a downsizer's retreat. Residents will appreciate the superb location, within easy walking distance of the train and bus stations as well as the full range of local amenities. The property also includes private parking with a drive and seating area, ensuring practicality alongside its appealing style.

Outside, the property enjoys a south west facing frontage with a designated block paved parking area that can also serve as a small seating space, perfect for relaxing in the afternoon sun. This area is framed by a feature dry stone wall, adding character and a sense of enclosure. Beyond the stone wall are the allocated car parking spaces for the other two properties within the development, as well as a communal bin store discreetly positioned at the far end. The

setting provides a sense of exclusivity, while the low maintenance exterior makes this home particularly suitable for those seeking a convenient, stylish base close to all the attractions and amenities of the town centre. With its combination of contemporary living, attractive design, and desirable location, this property presents a rare opportunity for discerning buyers.

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- Modern Individual Mews Style Property
- Within Unique Development Of Just 3 Properties
- 2 Double Bedrooms With Vaulted Ceilings - 1 En-suite
- Excellent Open Plan Ground Floor Living Area
- High Quality Contemporary Kitchen & Bathroom
- Desirable Tucked Away Position In Town Centre
- Ideal Lock Up & Leave, First Time Buyers Or Downsizers Retreat
- High Specification Finish - No Chain - Freehold
- Superb Walking Distance to Train/Bus Station & All Amenities
- Private Parking - With Drive & Seating Area



Entrance Area

Timber framed double glazed external rear door.

Open Lounge & Dining Room

Excellent open plan living space with lounge and dining area, TV point, timber framed double glazed window and french opening doors to front, recessed spotlighting, underfloor heating, staircase leading to first floor, understairs storage cupboard. Open to kitchen:

Kitchen

Bright modern arrangement of fitted wall and base units with contrasting worktops and upstands, under unit spotlighting, integrated Neff electric oven and 4-ring induction hob and extractor filter canopy over, built in microwave, fridge, freezer and slimline dishwasher, plumbing for washing machine, sink drainer unit with mixer tap, cupboard housing wall mounted combination gas central heating boiler, wood effect flooring with underfloor heating, open to lounge.

Landing

Spindle balustrade.

Bedroom One

Double room with carpet flooring, wall lights, panel radiator, timber framed double glazed window, velux window with electric fitted blind.

En-suite Shower Room

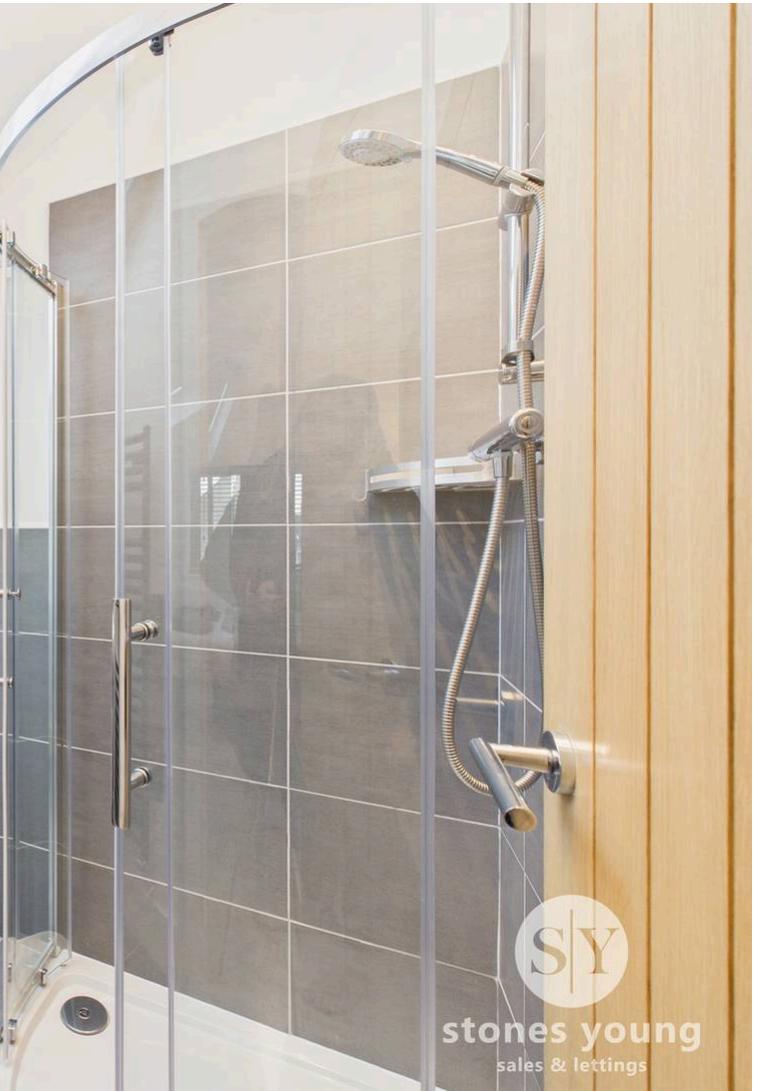
Luxurious modern 3-pce white suite with half pedestal wash basin with mixer tap, low level w.c., corner shower enclosure with thermostatic shower, ladder style radiator, part tiled walls and flooring, extractor fan, velux window.

Bedroom Two

Double room with carpet flooring, timber framed double glazed window, wall lights, panel radiator.

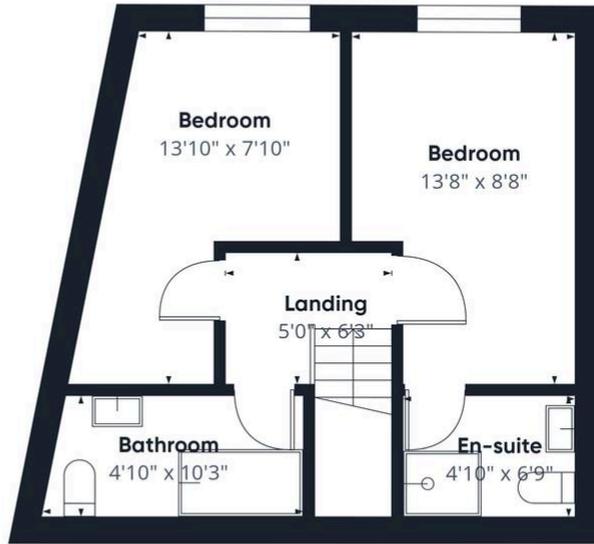
Bathroom

Deluxe 3-pce bathroom in white with an attractive freestanding bath with floor standing mixer tap, half pedestal wash basin with mixer tap, low level w.c., ladder style radiator, tiled flooring and part tiled walls, extractor fan, velux window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
690 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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