



7 St. Marys Street, Clitheroe

£245,000 Freehold

Superb 2-bed mid-terrace in Clitheroe town centre. Spacious, extended, high-spec interiors, attic room, private patios, and walking distance to amenities, schools, and transport. Freehold.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

This superbly appointed two bedroom mid-terraced house offers an opportunity to acquire a beautifully presented home in a highly desirable town centre conservation area on St Marys Street with lovely aspects towards the church and grounds. The property is garden fronted and has been thoughtfully extended, resulting in a sizeable ground floor with individual features and a high specification interior throughout. The welcoming entrance leads to two spacious reception rooms, both finished to an excellent standard, providing versatile living and dining spaces. The impressive kitchen is a true highlight, featuring an Aga and bespoke cabinetry, with a useful adjoining utility room and a convenient two-piece cloakroom. Upstairs, there are two well-proportioned bedrooms and a generous four-piece family bathroom, all finished with quality fittings. The attic room, accessed via a bespoke spiral staircase, is a versatile and spacious area that could serve as a home office or studio, and benefits from fantastic elevated views across the surrounding area. Additional storage and workshop space add further flexibility to the home. The property is freehold and within easy walking distance of local amenities, schools, and the train station, making it ideal for commuters and families alike. This is a home that will delight any discerning new purchaser, offering both

style and practicality in a sought-after location.

Externally there is a stone paved garden forecourt patio area to the front with pleasant aspects and planting borders. To the rear is an enclosed stone flagged patio area which is private and not overlooked with a covered area. The property will be suited to professionals, first time buyers, families or downsizers. Clitheroe is a bustling market town and is well positioned for easy access to all major road and train networks to nearby towns and to Manchester. An internal inspection is essential to fully appreciate all that this property has to offer.

- Desirable Extended Garden Fronted Terrace
- High Specification Interior - Individual Features
- 2 Bedrooms & Versatile Spacious Attic Room
- Excellent Town Centre Position - In Conservation Area
- Walking Distance To Amenities, Schools & Train Station
- 2 Receptions & Beautiful Kitchen With Aga
- Generous 4-pce Family Bathroom
- Useful Utility, 2-pce Cloaks & Flexible Workshop Storage
- Enclosed Rear Patio & Attractive Forecourt & Outlooks
- Freehold; Superbly Appointed Home



Entrance vestibule

Composite external front door, coved cornicing, dado rail.

Hallway

Internal wood glazed door, Amtico flooring, coved cornicing, feature archway with staircase leading to first floor, dado rail, Victorian style radiator.

Lounge

Light and airy room with coved cornicing and ceiling rose, large uPVC window with a lovely aspect looking out towards St Mary's Parish Church and grounds, built-in shelving in alcove area, panelled radiator, TV point, beautiful feature cast iron fireplace surround with granite hearth housing living flame coal effect gas fire.

Dining Room

Coved cornicing, dado rail, ceiling rose, timber framed double glazed sash style window, Amtico flooring, under stairs storage cupboard, low voltage recessed spot lighting, built-in Sonas speakers, impressive feature marble surround fireplace with granite hearth housing coal effect living flame gas fire, Victorian style radiator, TV point.

Kitchen

Attractive high quality fitted kitchen with a superb range of oak style wall, base and drawer units with complementary granite style working surfaces, tiled splash back, 1½ bowl stainless steel sink drainer unit with granite style integral drainer, chrome mixer tap, built-in gas Aga with 2 ovens, integrated dishwasher, space for American style fridge freezer with overhead built-in wine storage racks, low voltage recessed spot lighting, Amtico tiled flooring, built-in Sonas speakers, uPVC double glazed bay window and feature timber double glazed full length vertical window, rear wood glazed external door to outside.

Utility Room

Co-ordinating oak style full length wall units housing wall mounted Vaillant combination gas central heating boiler, also housing plumbing for washing machine, space for tumble dryer, Amtico tiled flooring, panelled radiator, low voltage recessed spot lighting, integral door to workshop store.

Cloakroom

2-pce white suite with low level w.c., pedestal wash basin, part tiled walls, chrome ladder style radiator, low voltage recessed spot lighting, extractor fan, Amtico tiled flooring.

Attached Workshop

Useful workshop and storage room with a range of co-ordinated oak style fitted base units with laminate working surfaces, power and lighting, uPVC double glazed window, external rear wood door to outside rear alley.

Landing

Feature coved cornicing, ceiling rose and dado rail, wood spindle balustrade, bespoke wood open spiral staircase leading to second floor attic room, additional storage under staircase.

Bedroom One

Excellent double bedroom with carpet flooring, panelled radiator, TV point, feature coved cornicing, ceiling and dado rail, built-in double wardrobe with cupboard over, large uPVC double glazed window with attractive outlooks looking across to St Mary's Parish Church.

Bedroom Two

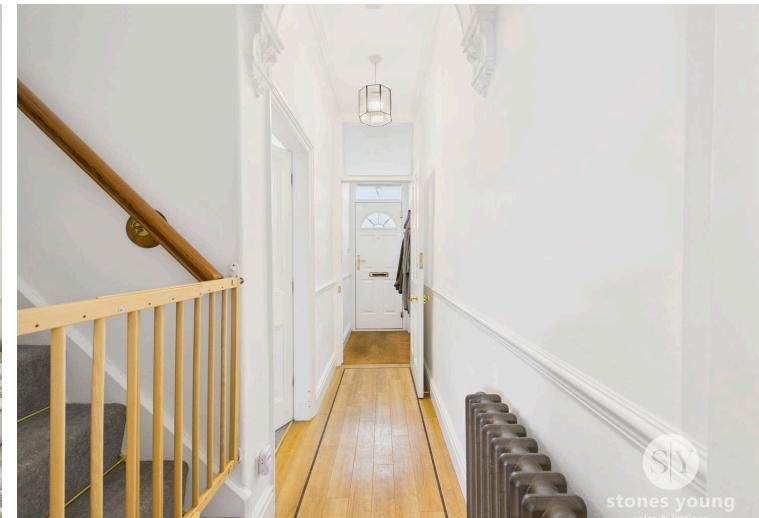
Single bedroom with carpet flooring, panelled radiator, dado rail, timber framed double glazed window.

Bathroom

Impressive spacious 4-pce white suite with corner shower enclosure with thermostatic shower and sliding glazed doors, large double ended bath with tiled surround and central taps with thermostatic shower fitment over, pedestal wash basin, low level w.c., fully tiled walls, built-in cupboard, built-in Sonas speakers, low voltage recessed spot lighting, ceramic tiled flooring, timber framed window, panelled radiator and additional ladder style radiator.

Attic Room

Very flexible and useful spacious room, ideal as an office, study or hobby room with two built-in eaves storage cupboards, wood spindle balustrade, low voltage recessed spot lighting, Velux window with lovely roof top aspects across the town centre towards Clitheroe Castle, St Mary's Parish Church and across toward the fells.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1093 ft²

Reduced headroom

76 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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