



37 Victoria Street, Clitheroe

£225,000 Freehold

Superbly renovated two bed terrace with period charm and modern comforts, spacious rooms, stylish bathroom, large garage, private patio, and no chain. Walk to town centre and amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

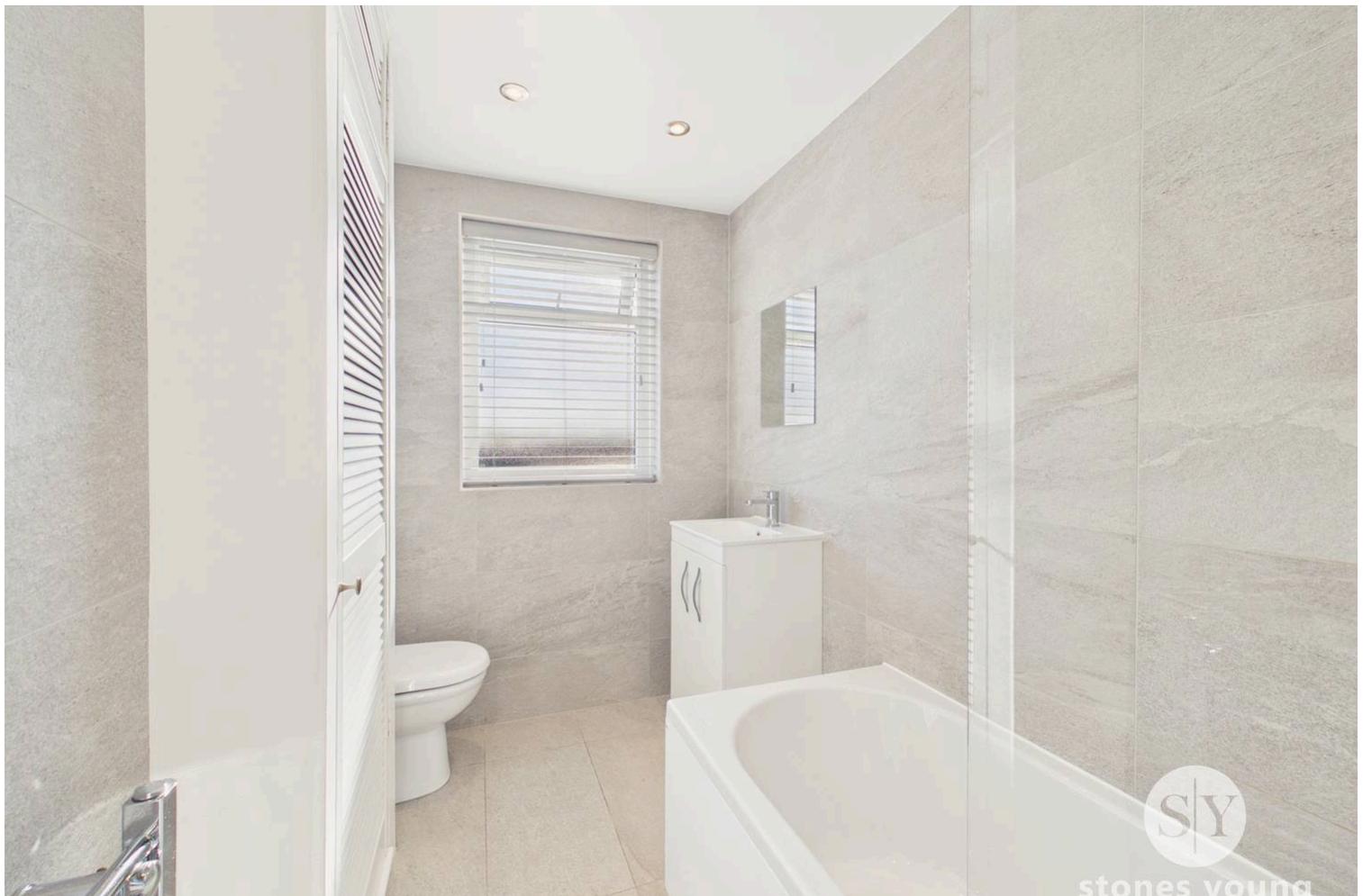


This superbly renovated two bedroom terraced house offers an impressive blend of period charm and modern comforts, situated in a highly favoured location within walking distance to the town centre and local amenities. The spacious, garden fronted terrace boasts a welcoming lounge featuring a striking fireplace with a wood burning stove, creating a cosy focal point for relaxing evenings. The separate dining room is enhanced by a large bay window, allowing natural light to flood the space, and to the rear there is a bright, modern kitchen. Upstairs, two double bedrooms provide comfortable accommodation, complemented by a stylish and modern family bathroom. The property has been thoughtfully updated both inside and out, ensuring a hassle free purchase with no onward chain.

Externally, the property is set behind an attractive stone flagged forecourt garden, bordered by classic wrought iron railings, offering a pleasant approach. To the rear, a recently laid stone flagged private patio provides an ideal spot for relaxing. The standout feature is the large attached garage, equipped with an up and over door, side personal door, power and lighting, offering secure parking or valuable storage space. This well appointed outside area combines practicality with low maintenance. The property's excellent location,

generous living spaces and quality finishes throughout make it a fantastic opportunity for those seeking a move-in ready home in a sought after area. Early viewing is highly recommended.

- Impressive Spacious Garden Fronted Terrace
- Superb Renovated Interior & Exterior
- 2 Double Bedrooms & Modern Family Bathroom
- Private Stone Flagged Rear Patio & Large Garage
- Excellent Favoured Location
- Lounge With Feature Fireplace & Wood Burning Stove
- Dining Room With Bay Window & Bright Kitchen
- Hassle Free Purchase & No Chain
- Walking Distance To Town & Amenities



Vestibule

Composite double glazed front door.

Hallway

Internal wood glazed door, panel radiator, staircase to first floor with feature archway and coving.

Dining Room

Light and airy room with feature uPVC double glazed bay window, panel radiator, wall light points, coving, feature stone flagged inset fireplace surround with wood beam over.

Lounge

Spacious living room with uPVC double glazed window, panel radiator, attractive feature stone flagged inset fireplace with cast iron multi fuel stove and wood beam over, understairs storage cupboard.

Kitchen

Cream wall and base units with contrasting laminate worktops, sink drainer unit with mixer tap, gas cooker point, plumbing for washing machine, vented for tumble dryer, tiled splashback, wall mounted combination gas central heating boiler, roof access, panel radiator, uPVC double glazed window, karndean tiled flooring, composite double glazed rear door.

Landing**Bedroom One**

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

Bedroom Two

Smaller double room with carpet flooring, uPVC double glazed window, panel radiator, built in storage cupboard also housing loft access.

Bathroom

Modern recently installed 3-pce white suite with panelled bath with mixer tap and electric shower over, vanity sink unit and mixer tap with cupboard under, low-level w.c., fully tiled walls and flooring, uPVC double glazed window, recess spotlighting, chrome ladder style radiator, extractor fan, cupboard housing shelving and hot water cylinder.

Garage

Large attached garage with up and over door, power and lighting, timber framed window, side external wood door.





Floor 0



Floor 1

Approximate total area⁽¹⁾
997 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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