

9 LITTLEMOOR
CLITHEROE
BB7 1HF

£135,950



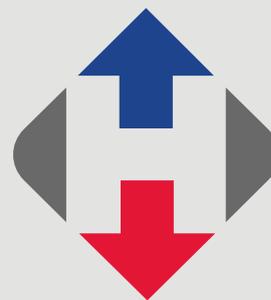
- Grade II Listed cottage
- Lounge and dining kitchen
- Two bedrooms
- Attractive location
- Modern gas central heating
- 3-piece shower room
- Chain free
- 72 m2 (773 sq ft) approx.

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An attractive Grade II listed cottage situated on the edge of town close to the Rugby Club and offering good access to Whalley Road. The cottage is offered for sale vacant and chain free.

The ground floor has a hallway, spacious lounge, a fitted kitchen with space for a small table and chairs. On the first floor both bedrooms have fitted wardrobes and there is a 3-piece shower room.

The property does require some cosmetic updating but does have a modern central heating system and is packed with potential. Viewing is recommended.



LOCATION: Travelling into Clitheroe from the Whalley direction along Whalley Road turn first right into Littlemoor, continue up the hill, turn round the left-hand bend and the house can be found on the right next to the graveled area.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: through half glazed front door into:

ENTRANCE HALLWAY: with meter cupboard and staircase, off to first floor.

LOUNGE: 4.1m x 4.4m (13'3" x 14'4"); with sash window to front elevation, decorative stone fireplace and hearth, built-in shelves and storage cupboard in recess, understairs storage cupboard and television point.

KITCHEN: 2.2m x 4.3m (7'4" x 14'0"); with a fitted range of oak fronted wall and base units with complimentary laminate work surface and tiled splashback, one bowl single drainer sink unit with

mixer tap, Belling electric cooker with oven, separate grill and four ceramic ring hob with extractor over. Plumbing for a washing machine, space for fridge freezer, space for breakfast table and chairs.

FIRST FLOOR:

SPACIOUS LANDING: with window to rear elevation with outlooks towards Pendle Hill. Walk-in storage cupboard housing Ideal wall-mounted combination central heating boiler.

BEDROOM ONE: 3.1m x 2.8m (10'3" x 9'3"); with feature sash window and built-in wardrobe with storage cupboards over.

BEDROOM TWO: 2.3m x 3.5m (7'8" x 11'4"); with feature sash window and built-in wardrobes and exposed beam.

SHOWER ROOM: with a 3-piece suite comprising low suite W.C, vanity wash handbasin with storage under and tiled splashback, corner shower enclosure with fitted Mira thermostatic shower and part tiled walls.





HEATING: Gas fired hot water central heating.

SERVICES: Mains water, electricity, gas and drainage are connected.

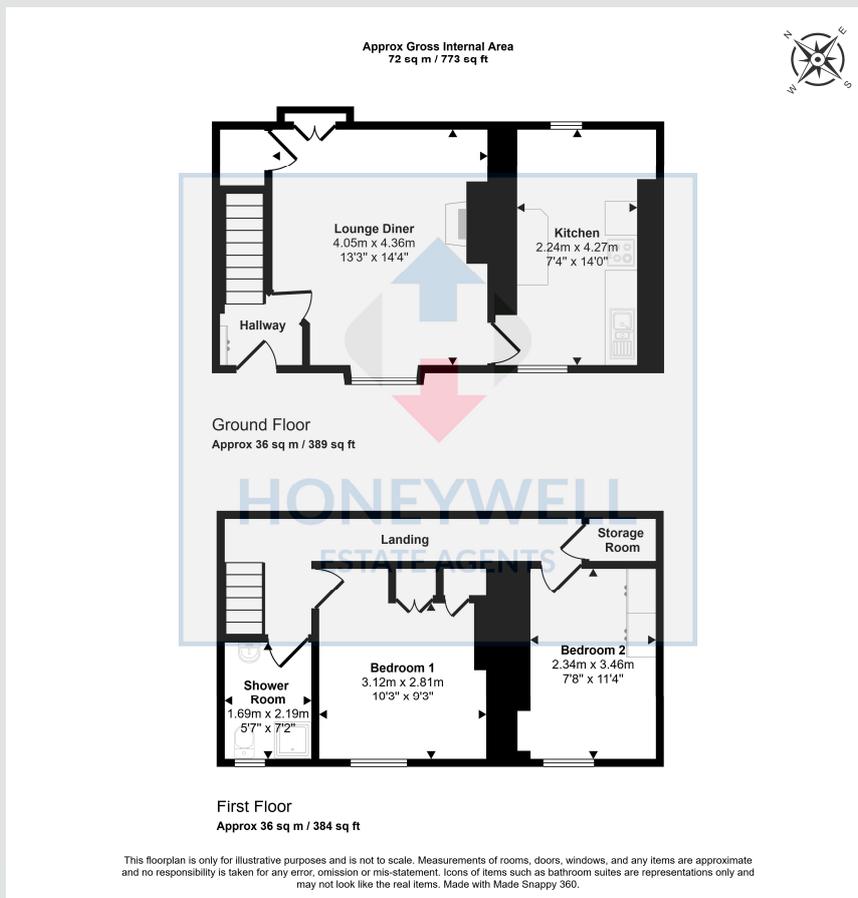
TENURE: Freehold

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

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