



18 Carlton Place, Clitheroe

£195,000 Freehold

TWO DOUBLE BEDROOM SEMI DETACHED HOME WITH DRIVEWAY PARKING Presenting this well-proportioned two bedroom semi-detached house, ideally located within walking distance of Clitheroe town centre and offering a superb opportunity for both first-time buyers and those seeking a home with scope for further enhancement.

Council Tax band: B

Tenure: Freehold



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The property welcomes you with an entrance hall leading to the spacious lounge, featuring a gas fire and ample room for comfortable seating, creating an inviting space for relaxation or entertaining guests. The generous kitchen is thoughtfully arranged with plentiful storage options, space for essential appliances, and enough room to accommodate a large dining table, making it perfect for both every-day meals and informal family visits. Upstairs, the property offers two spacious double bedrooms, each providing excellent proportions and flexibility for a variety of furniture arrangements. The modernised three piece shower room is finished to a contemporary standard, ensuring convenience and style complete with a fully tiled finish, enhancing the quality of the home.

Externally, the property treats you with a spacious driveway parking for two cars and plentiful on street parking also available. At the rear of the property, the south facing rear garden offers low maintenance, and for those seeking to add further value or personalise their home, there is clear potential for modernisation throughout, as well as the exciting possibility to extend or add a garden room (subject to the necessary planning permissions and consents).

- Two Spacious Double Bedrooms
- Modernised Three Piece Shower Room
- Potential to Extend or Add a Garden Room
- Walking Distance to Clitheroe Town Centre
- Driveway Parking for Two Cars
- Potential for Modernisation
- Generous Kitchen with Plentiful Storage, Space for Appliances and Space for a Dining Table
- South Facing Rear Garden
- Council Tax Band B
- Partially Boarded Loft



Hallway

Carpet flooring

Lounge

Carpet flooring, gas fire, panel radiator, upvc double glazed window

Kitchen Diner

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral fridge freezer, plumbed for washing machine, space for tumble dryer, space for freestanding cooker, under stairs storage, carpet flooring, panel radiator, upvc double glazed window and French doors to garden

Landing

Carpet flooring, airing cupboard, loft access to partially boarded loft

Bedroom 1

Carpet flooring, large storage cupboard, panel radiator, upvc double glazed window

Bedroom 2

Carpet flooring, panel radiator upvc double glazed window

Shower Room

Three piece suite with walk in shower, wc and vanity unit housing sink, heated towel rail, tiled flooring, upvc double glazed frosted window





Approximate total area^m
724 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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