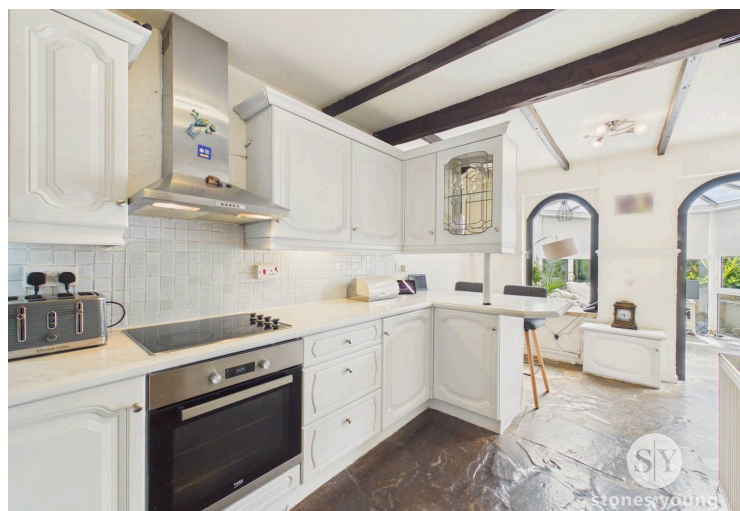




54 Riverside, Clitheroe

£240,000 Leasehold

Charming two-double bedroom semi in Low Moor, Clitheroe. Features conservatory, lounge with stove, dining room, utility, garage, patio gardens, and riverside walks nearby. Early viewing advised.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Nestled in a desirable and tucked away cul-de-sac within the sought-after 'Low Moor' area of Clitheroe, this charming two-bedroom semi-detached home offers a harmonious blend of comfort, style and practicality. The light-filled, well-appointed interior is thoughtfully arranged, beginning with a conservatory entrance, an inviting lounge featuring a striking stove that creates a warm and welcoming atmosphere and a separate dining room providing an ideal space entertaining with french doors onto the side patio garden. The breakfast kitchen is equipped with appliances and ample cabinetry, complemented by a large useful utility area and additional storage. Upstairs, two good double bedrooms are served by a recently upgraded, contemporary three-piece shower room, while a spacious landing and built-in storage enhance every-day convenience. The property's position provides immediate access to beautiful riverside walks, perfect for those who appreciate outdoor living and attractive scenery.

The outdoor space surrounding the home is both attractive and functional, designed to maximise enjoyment and privacy. At the front, a stone wall and gate welcome you to a good-sized stone-paved patio garden, which wraps around the front, side and rear of

the property with various areas for seating. Established raised planted borders add colour and interest throughout the seasons. The detached single garage features an up-and-over door, side personal access, providing secure storage or workshop potential. This well-located homes presents a blend of attractive landscaping, practical amenities and a superb position within a favoured neighbourhood, early viewing is recommended.

- Lovely Tucked Away Semi-Detached Home
- Light Filled Well Appointed Interior
- 2 Double Bedrooms; Landing & Storage
- Upgraded Modern 3-pce Shower Room
- Lounge With Feature Stove; Dining Room; Conservatory
- Breakfast Kitchen With Appliances; Useful Utility & Storage
- Single Garage; On Street Parking
- Attractive Patio Gardens Surrounding Property
- Desirable Cul-De-Sac Position In Favoured 'Low Moor'



Conservatory

uPVC double glazed french doors and double glazed windows, stone flooring, panel radiator, archways through to kitchen.

Breakfast Kitchen

White fitted wall and base units with contrasting laminate worktops, under unit lighting, tiled splash back, integrated electric oven, 4-ring ceramic hob, extractor filter canopy over, sink drainer unit with mixer tap, integrated dishwasher, fridge and freezer, internal wood glazed window, stone flooring, panel radiator.

Utility Room

Useful room with stone flooring, ceramic sink with wood surface surround, mixer tap, plumbing for washing machine, panel radiator, wall mounted combination gas central heating boiler, large built in storage cupboard, wood single glazed double doors to rear patio.

Lounge

Feature stone hearth and wall, cast iron multi fuel stove, TV point, uPVC double glazed windows, panel radiators, staircase leading to first floor.

Dining Room

uPVC double glazed french doors to patio area, panel radiator.

Landing

Feature balustrade, uPVC double glazed window, storage cupboard, loft access.

Bedroom One

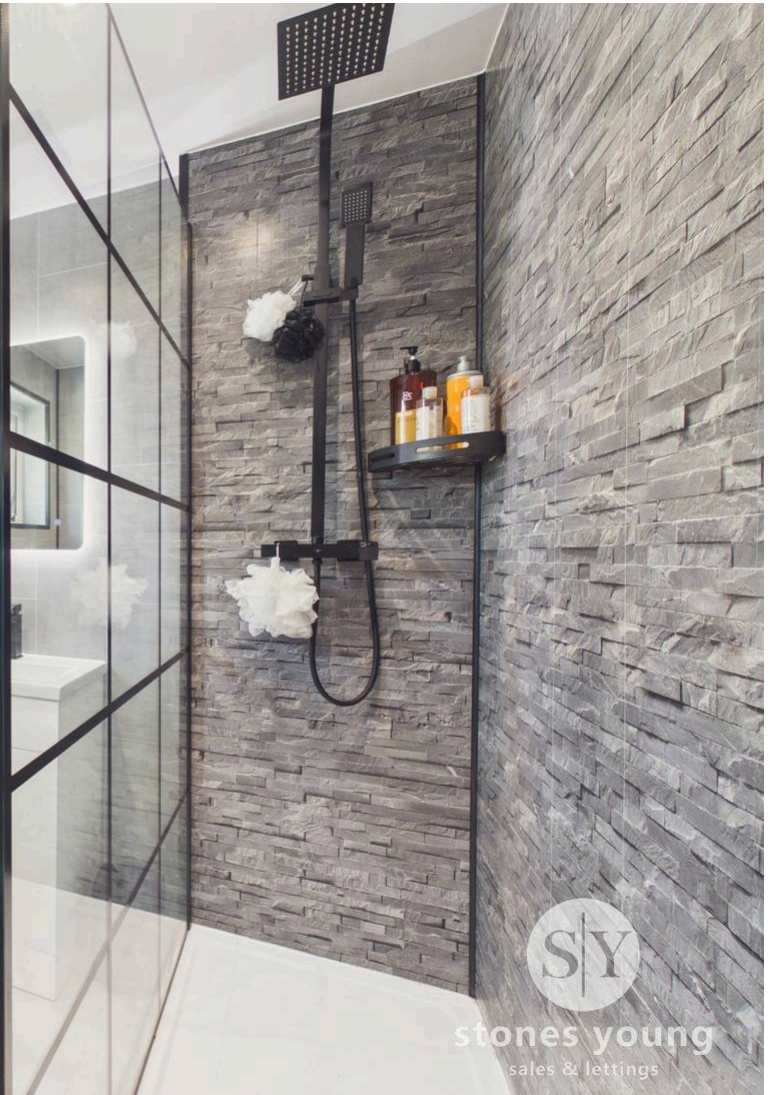
Double room, carpet flooring, uPVC double glazed windows, panel radiator.

Bedroom Two

Double room, carpet flooring, TV point, panel radiator, uPVC double glazed windows.

Shower Room

Modern recently installed 3-pce white suite, vanity basin with mixer tap, cupboards under, low level w.c., ladder style radiator, large walk-in double shower enclosure with glazed screen, fixed rainfall thermostatic shower and additional shower head, tiled effect shower panelled walls, panelled ceiling, recessed spotlighting, wood effect flooring.





Floor 0



Floor 1

Approximate total area^m
987 ft²
Reduced headroom
14 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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