



18 De Lacy Street, Clitheroe

£165,000 Leasehold

LARGE TWO BEDROOM TERRACED HOME IN CENTRAL CLITHEROE LOCATION Presented to the market with no onward chain, this generous two bedroom home offers spacious accommodation, neutral decor and the opportunity to personalise.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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CLITHEROE LOCATION* Presented to the market with no onward chain, this generous two bedroom home offers spacious accommodation, neutral decor and the opportunity to personalise.

Internally, you're greeted by a handy entrance vestibule leading to the open plan lounge diner with open stairs allowing light to flood the downstairs. With so much space on offer, the footprint offers versatility for seating, dining and space to set up a desk for home working. The kitchen extension is located to the rear of the property where you'll find a stunning vaulted ceiling adorned with Velux window showcasing the bespoke country style kitchen while a separate sunroom offers space for storage or the opportunity to include a separate utility.

Upstairs, the bedrooms are generously proportioned where both showcase feature fireplaces with the large master bedroom boasting fitted wardrobes, taking full advantage of the alcoves. Bedroom two is a fair single room with corner storage cupboard housing the combi boiler. The bathroom has a modern feel where clever design incorporates a WC, sink and shower over the bath with impressive fitted storage presenting impressive space to take care of towels, toiletries and

potential extra wardrobe space.

The colourful rear yard is presented with artificial grass, storage units and a raised decking allowing for quiet enjoyment and taking in the delightful view of Clitheroe Castle. On street parking is available at the front of the property. De Lacy Street is located within a five minute walk to Clitheroe Town Centre along with the train and bus station. All your daily needs can be met in the town centre with plentiful amenities and shops on your doorstep

- Expansive Open Plan Living Accommodation
- Bespoke Wood Kitchen with Space for Appliances
- Sun Room with Potential for Separate Utility
- Rear Yard with Seating, Artificial Grass and Views of Clitheroe Castle
- Council Tax Band B
- On Street Parking in Central Clitheroe Location
- No Onward Chain
- Not on a Water Meter



Vestibule

Mat flooring

Lounge

Carpet flooring, gas fire with marble hearth and wood surround, fitted storage, panel radiator, double glazed window

Dining Room

Carpets flooring, panel radiator, fitted storage, stairs to 1st floor

Kitchen

Bespoke fitted kitchen with range of wall and base units and contrasting Work services, sink and drainer, integral oven and electric hob, vinyl flooring, panel radiator, UPVC double glazed window, single glazed window, volted ceiling with Velux window

Sun Room

Vinyl flooring, UPVC double glazed French doors to garden

Landing

Carpets flooring, storage cupboard above stairs

Bedroom 1

Carpet flooring, feature fireplace, fitted wardrobes, panel radiator, double glazed window

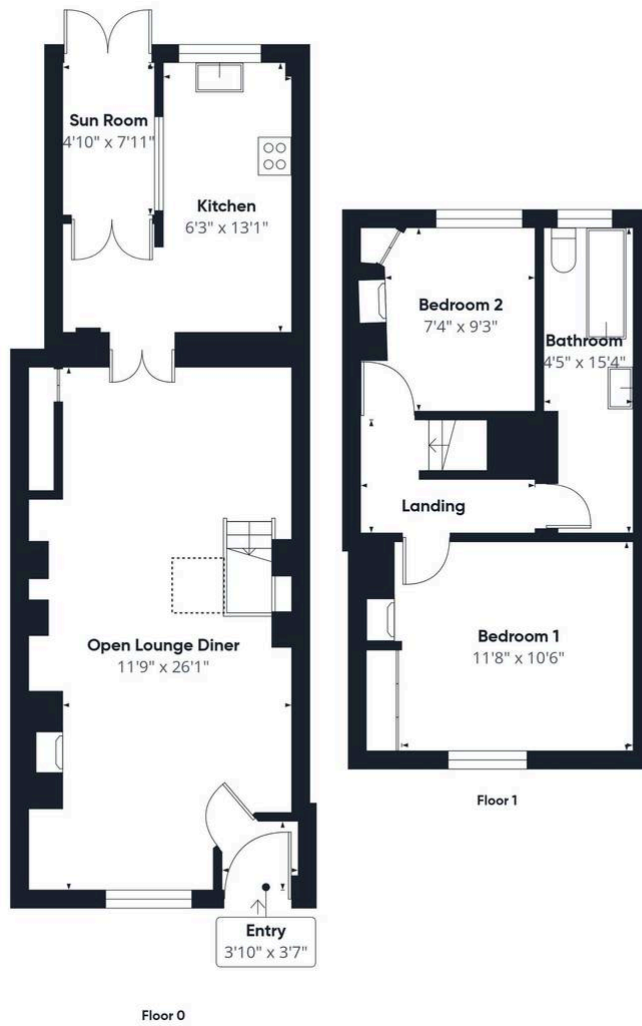
Bedroom 2

Carpet flooring, feature fireplace, fitted cupboard housing boiler, panel radiator, double glazed window

Bathroom

Three piece suite with shower of a bath WC and sink, heated towel rail, fitted storage cupboards, double glazed window, vinyl floor





Approximate total area^m
794 ft²

Reduced headroom
7 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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