



42 George Street, Clitheroe

£109,975 Leasehold

Immaculate two double bedroom home in Clitheroe. Shared ownership at £109,975 (50% share). Spacious lounge, modern kitchen, garden, garden room, parking, and criteria apply.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Beautiful two double bedroom home in a quiet cul-de-sac in Clitheroe. Ideal for first time buyers, this two bedroom home offers an excellent standard of accommodation throughout. The advertised price of £109,975 is for a 50% share with a monthly rent of £306pcm. This property is being offered to the market on a shared ownership scheme with Onward Homes. Onward Homes do have criteria that needs to be met. The property is also subject to a 106 Agreement via RVBC and there is criteria to meet.

This immaculate two bedroom terraced house offers a superb opportunity for buyers seeking a stylish and generously proportioned home, finished to an excellent standard throughout. The ground floor features a spacious lounge diner at the rear of the property, which serves as the heart of the home and benefits from French doors that flood the room with natural light. These doors also provide a seamless connection to the outdoors, enhancing the sense of space and making the lounge diner ideal for both relaxing and entertaining. The kitchen is positioned at the front of the property and offers ample storage and worktop space, ensuring a practical and well-organised cooking environment, while still allowing plenty of room for appliances. A convenient downstairs WC adds to the practicality of the layout.

Upstairs, you will find two well proportioned double bedrooms, each offering comfortable accommodation and plenty of room for furnishings. The three piece bathroom is modern and well maintained, providing a stylish and functional space for daily routines. Additional features include a partially boarded loft, offering useful storage options. Externally, you'll find a beautiful landscaped garden with a west facing aspect with extended patio to enjoy summer evenings where you can enjoy views towards Kemple End. Situated at the bottom of the garden you'll find a fully insulated garden room with power and a fully finished interior, ideal for use as a home office or studio, providing a flexible area to suit a variety of needs.

- Beautiful West Facing Landscaped Garden with Lovely Patio Area
- Parking Bays Available
- Two Double Bedrooms
- Excellent Condition Throughout
- Downstairs WC
- Insulated Garden Room
- Spacious Lounge Diner with French Doors to Garden
- 50% Shared Ownership with £306pcm Rent



Hallway

Tiled flooring, stairs to first floor, panel radiator

Lounge

Carpet flooring, under stairs storage, panel radiator x2, upvc double glazed window, upvc double glazed French doors to garden

Kitchen

Range of fitted wall in base units with contrasting work surfaces, sink and drainer, integral oven and gas hob, Combi boiler, plumbed for washing machine, plumbed for dishwasher, vinyl flooring, panel radiator, UPVC double window

Wc

Two piece suite with wc and sink, tiled flooring, panel radiator

Landing

Carpet flooring, loft access to partially boarded loft

Bedroom 1

Carpet flooring, fitted storage cupboard, panel radiator, upvc double glazed window x2

Bedroom 2

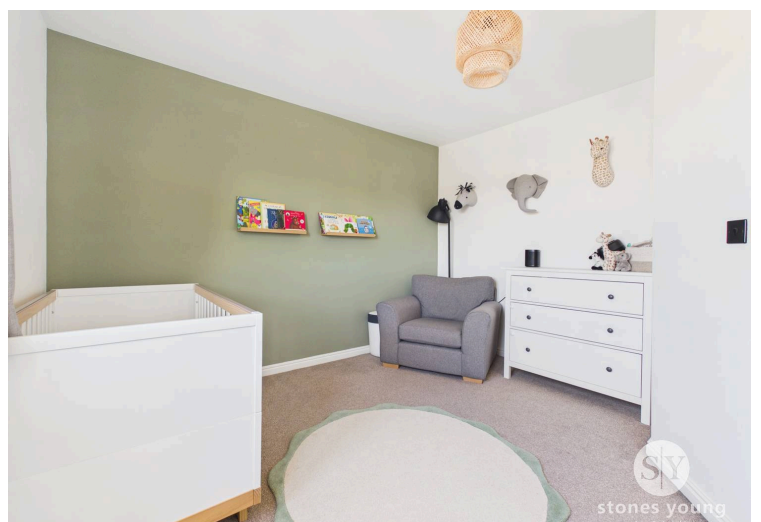
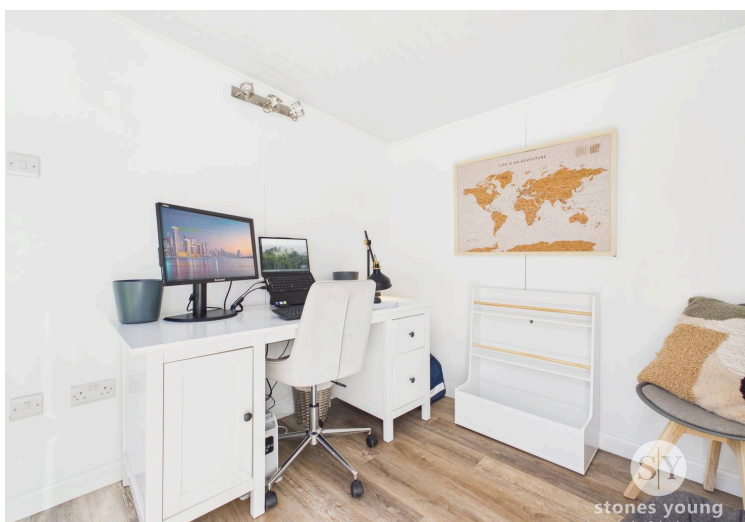
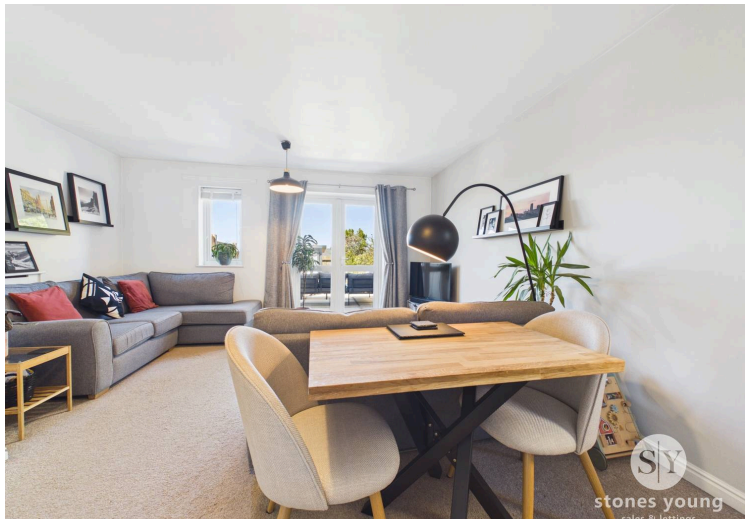
Carpet flooring, panel radiator, upvc double glazed window

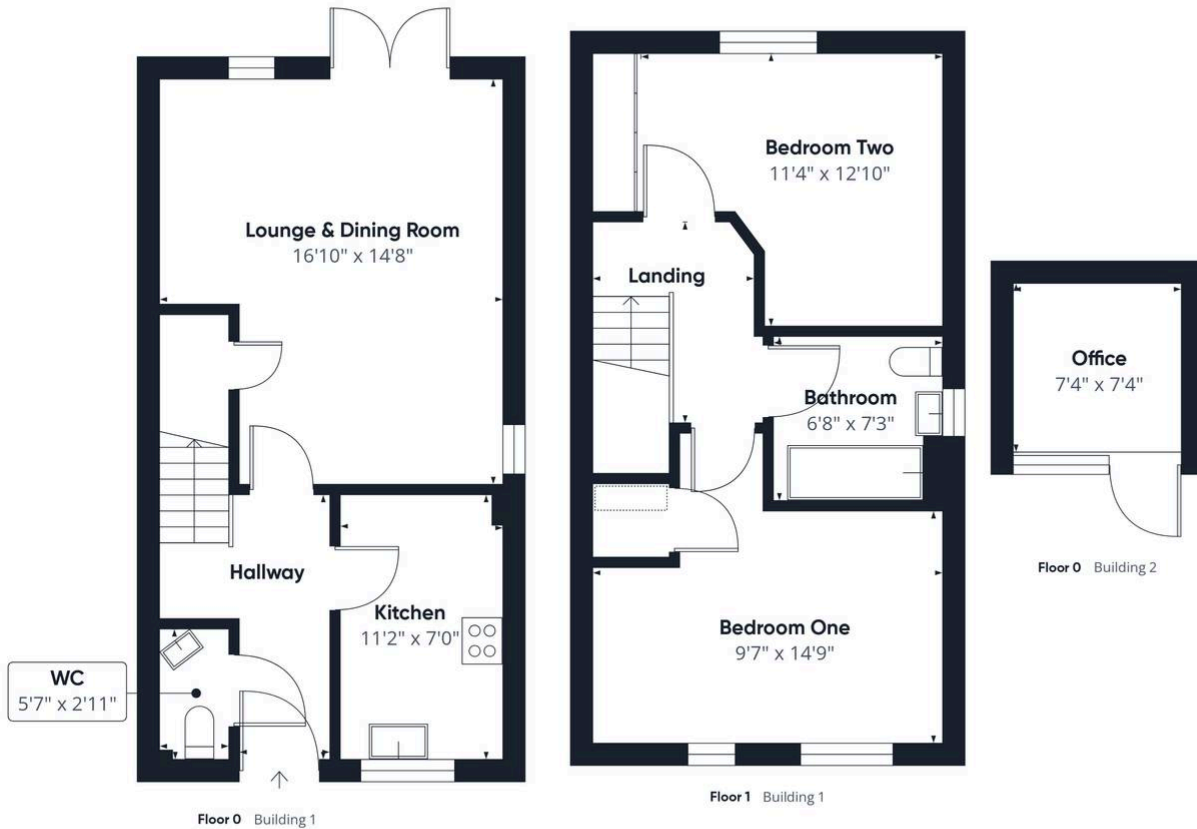
Bathroom

Three piece suite with shower over bath, wc and sink, heated towel rail, vinyl flooring, upvc double glazed frosted window

Garden Room

Fully boarded with power and lighting





Approximate total area⁽¹⁾
841 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.

GIRAFFE360