



6 Littlemoor View, Clitheroe

£145,000 Leasehold

Double-fronted 2-bed cottage with scope for 3rd bedroom. Features gardens and additional large garden plot with potential, storage alleyway, and a tucked-away yet central location near parkland and amenities.

Council Tax band: B

Tenure: Leasehold



This double-fronted cottage offers an excellent opportunity for buyers seeking a characterful home with scope to further enhance and personalise. Currently arranged as a two-bedroom terraced house, the property presents the potential to create a third bedroom, thanks to a generous landing and bathroom area with a larger first floor foot print. The front lounge has private front garden outlooks complemented by a well-proportioned kitchen area. The property benefits from gas central heating and double glazing throughout and enjoys a convenient yet tucked-away position just off Whalley Road and Park Street, placing it within easy walking distance of the town centre and local amenities.

A side covered storage alleyway provides practical space for bikes or garden tools, with door access at both ends. Attractive parkland is located at the end of the row, offering an appealing green area and recreational space nearby.

Externally, Littlemoor View is approached on foot via a pathway from Park Street, leading to a garden forecourt. The rear of the property features a garden area that, while requiring landscaping, provides an excellent blank canvas for those wishing to create their own outdoor haven. Beyond this, there is further access to a sizeable additional adjoining rear garden plot,

offering significant potential for a variety of uses (subject to any necessary consents). The side alleyway, covered and equipped with lighting, enhances the practicality of the outside space, making it ideal for storage and providing secure access to both the front and rear gardens. This unique combination of a tucked-away setting, generous outside space, and the opportunity to enhance both the property and gardens makes this cottage a superb choice for buyers looking to create a home tailored to their needs. Early viewing is highly recommended to appreciate the potential on offer.

- Tucked Away Double Fronted Cottage
- Currently 2 Bedrooms - Potential For 3
- Large Additional Adjoining Rear Garden Plot With Potential
- Generous Landing & 3-pce Bathroom
- Front Lounge, Kitchen, Gas CH & Double Glazing
- Front & Rear Gardens - Require Landscaping
- Superb Opportunity To Enhance Further
- Convenient Yet Tucked Away Position Off Whalley Road
- Side Storage Alleyway; Attractive Parkland At End of Row
- Walking Distance To Town & Amenities



Lounge

uPVC double glazed front door, uPVC double glazed windows, panel radiator.

Kitchen

Fitted base units, laminate worktops, sink drainer unit, plumbing for washing machine, wall mounted gas central heating boiler, tiled flooring, staircase leading to first floor, understairs storage cupboard, panel radiator, uPVC double glazed window, uPVC double glazed rear door.

Landing

Spacious area, uPVC double glazed window, shelving, loft access.

Bedroom One

Good sized double room, carpet flooring, panel radiator, uPVC double glazed window.

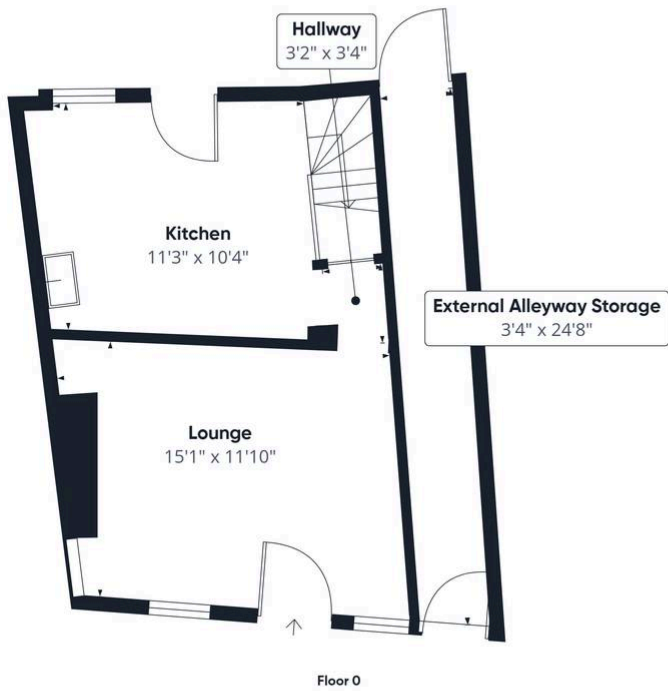
Bedroom Two

Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

Spacious 3-pce suite, low level w.c., pedestal wash basin, bath with shower fitment, part tiled walls, vinyl flooring, uPVC double glazed window, panel radiator.





Approximate total area⁽¹⁾
822 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.

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