



54b Lowergate, Clitheroe

£270,000 Freehold

Charming spacious stonebuilt semi-detached with 3 bedrooms, loft room, 2 receptions, rear kitchen & garage. Central location with views of Pendle Hill. Private garden & garage, moments from amenities & train station. Ideal for families or downsizers, offering character and potential.

Council Tax band: B

Tenure: Freehold



A charming purchase awaits in this spacious, stonebuilt semi-detached home offering a delightful blend of character and potential. Boasting a generous 3 bedrooms, a loft room accessible by a ladder, and an excellent central location close to all town amenities, this property presents a unique opportunity enjoying elevated distant views to the front across towards Pendle Hill. The interior of this home, deceptive in size, holds exceptional promise for further enhancement, offering 2 sizeable receptions, a fitted rear kitchen, and a large single garage. Ideal for growing families or downsizers, this rare gem exudes warmth and history, having been lovingly cared for by vendors who have called it home for the past 35 years. Just a stone's throw away from shops, schools, and the train station, this period property is a true testament to timeless allure with superb scope for customisation.

Step outside to the retreat of the attractive private lawned garden and patio. The well-maintained garden features established planted borders with shrubs and small trees providing a lovely backdrop for outdoor relaxation. Enclosed by a privacy stone boundary wall and fencing and a side pathway leads to a smaller enclosed rear yard area. At the front of the garden sits a separate large single garage, complete with double opening wood doors, providing secure parking and ample storage space.

- Spacious Stonebuilt Semi-Detached Home
- 3 Generous Bedrooms & Loft Room – With Ladder
- Excellent Central Position For All Town Amenities
- Deceptive Interior – With Superb Further Potential
- Attractive Private Lawned Garden & Patio
- Large Single Garage; Freehold Tenure
- 2 Sizeable Receptions, Fitted Rear Kitchen
- Ideal Family Home or Downsizers Opportunity



Vestibule

Mat flooring.

Lounge

Carpet flooring, gas fire with marble hearth and surround, panel radiator, uPVC double glazed window.

Dining Room

Carpet flooring, under stairs storage, gas fire with back boiler, panel radiator, double glazed window.

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, space for fridge freezer, plumbed for washing machine and tumble dryer, space for cooker, tiled flooring, wall heater, double glazed window, back door to rear yard.

Landing

Carpet flooring, panel radiator, access to fully boarded loft.

Bedroom 2

Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom 1

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom 3

Carpet flooring, storage cupboard housing water tank, panel radiator, uPVC double glazed window.

Bathroom

Three piece suite with electric shower over bath, w.c. and sink, vinyl flooring, tiled floor to ceiling, uPVC double glazed window.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾1145 ft²

Reduced headroom

169 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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