



2 Brotherton Meadow, Clitheroe

£195,000 Freehold

An attractive mews style home with modern interior, 3 bedrooms, sleek bathroom, welcoming hallway, utility area, lounge, and bright kitchen diner. Rear patio garden with view of Clitheroe Castle. No chain, excellent amenities nearby, open front porch, tiered patio garden with outdoor relaxing area, and side driveway for one car. Ideal for first-time buyers, families, or downsizers seeking modern living with town convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



This attractive mews style home boasts a fantastic modern interior, making it an ideal choice for first-time buyers, families or downsizers alike. The freehold property offers three bedrooms, including a superb modern bathroom, as well as a welcoming hallway, utility area, lounge, and bright modern kitchen diner. Set in a tucked away cul-de-sac close to town, the property features a lovely rear patio garden with a delightful view towards Clitheroe Castle. With no onward chain, this property provides a hassle-free buying experience. Residents will benefit from an excellent array of amenities right on their doorstep.

Outside, the property continues to impress with a pleasant open front porch area and a well-maintained tiered patio garden at the rear. The upper timber decked patio provides space for a bistro table, while stone steps lead down to an Indian stone flagged patio with stone walls and fencing, offering a lovely place for outdoor relaxation. Additionally, there is a side driveway providing parking space for one car. This outdoor space complements the modern interior of the property, offering a truly desirable home for those seeking a blend of modern living with the town convenience only a stones throw away!

- Attractive Mews Style Home
- Well Appointed - Fantastic Modern Interior
- Freehold; No Onward Chain
- 3 Bedrooms - Superb Modern Bathroom
- Lovely Rear Patio Garden; Parking
- Welcoming Hallway & Landing; Utility
- Lounge & Bright Modern Kitchen Diner
- Tucked Away Cul-De-Sac; Close To Town



Hallway

Carpet flooring, ceiling spotlights, wooden door, uPVC double glazed window, panel radiator, stairs to the first floor.

Living Room

Carpet flooring, panel radiator, uPVC double glazed window x2, part panelled walls, TV point.

Kitchen Diner

Vinyl flooring, modern fitted base and wall units with contrasting worktops, integrated gas hob, integrated oven, stainless steel splashback and extractor fan, integrated fridge freezer, space for dishwasher, ceiling spotlights, part tiled walls, sink drainer unit with mixer tap, wood effect flooring, uPVC double glazed window x2, space for dining table, TV point.

Utility Room

Vinyl flooring, space for washing machine, space for tumble dryer, Worcester gas central heating boiler, external wood glazed rear door.

Landing

Carpet flooring, panel radiator, ceiling spotlights, uPVC double glazed window with lovely view towards Clitheroe Castle, loft access.

Bedroom One

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window x2 with views looking across towards Clitheroe Castle.

Bedroom Two

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

Single bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Wood style laminate flooring, Modern 3-pce suite consisting of low level w.c., vanity basin with cupboard under and mixer tap, panelled bath with mixer tap with mains fed rainfall shower and glazed screen, uPVC double glazed frosted window, heated towel radiator, fully tiled walls, recessed spotlights, extractor fan.





Floor 0



Floor 1



Approximate total area⁽¹⁾
887 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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