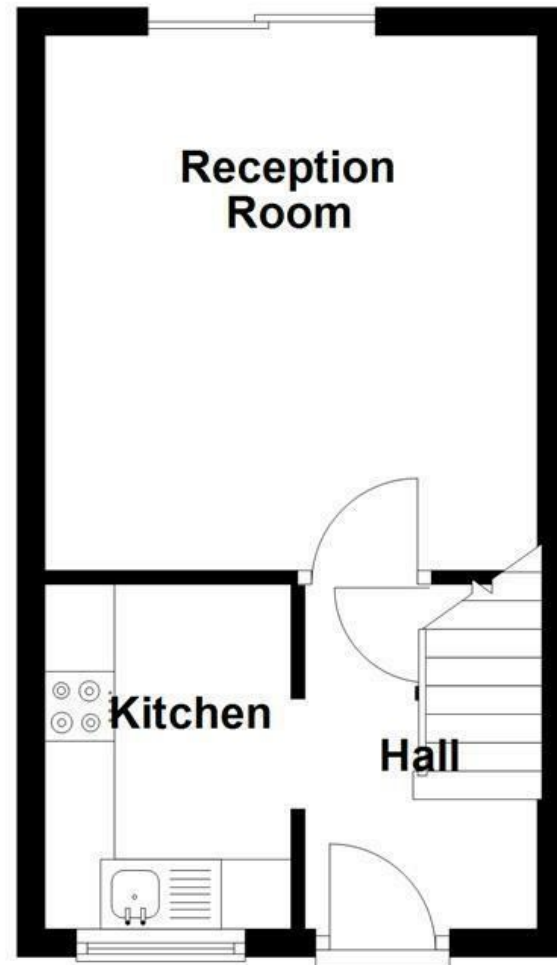
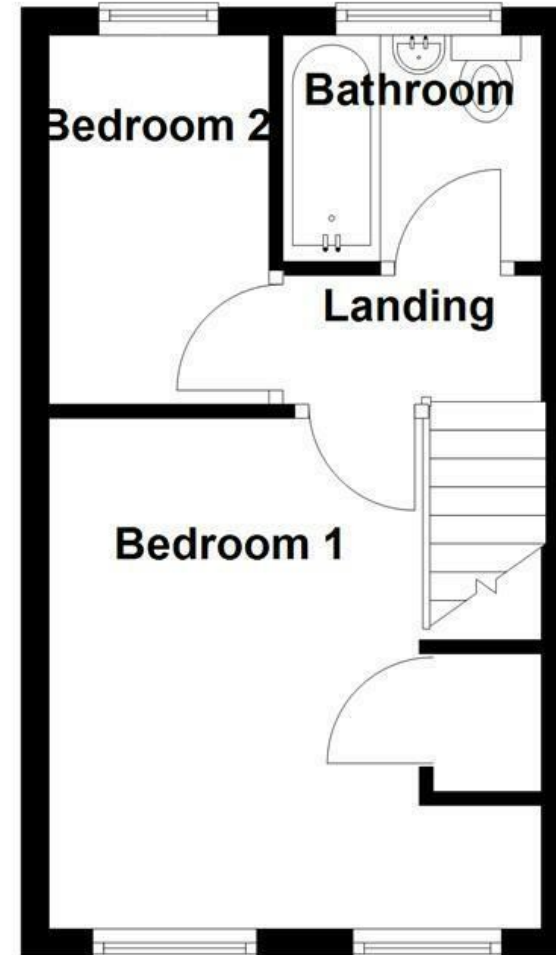


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Colthirst Drive, Clitheroe, BB7 2EJ

£795

TWO BEDROOM HOUSE IN CLITHEROE FOR RENT

Nestled in the charming area of Clitheroe, this delightful mid-terrace house on Colthirst Drive is being welcomed to the rental market, it offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a generous living room that provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The room overlooks a well-maintained rear garden, which is laid to lawn and features a handy shed for additional storage.

The property boasts two comfortable bedrooms, providing ample space for rest and relaxation. The bathroom is well-appointed, catering to the needs of modern living. Additionally, the convenience of off-road parking adds to the appeal, ensuring that you have a secure place for your vehicle.

For further information or to book a viewing please contact our Letting team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Colthirst Drive, Clitheroe, BB7 2EJ

£795

**2****1****1****C**

- Available Immediately
 - Off Road Parking
 - Sought After Location
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Modern Fitted Kitchen
 - Ample Rear Garden Space
- EPC Rating C
 - Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

GROUND FLOOR

Entrance
UPVC double glazed door with frosted glass to hall.

Hall
8'1 x 5'6 (2.46m x 1.68m)
Central heating radiator, spotlights, under stairs storage, open access to kitchen, door to reception room and stairs to first floor.

Reception Room
12'7 x 11'7 (3.84m x 3.53m)
Central heating radiator and UPVC double glazed sliding door to rear garden.

Kitchen
8'1 x 5'7 (2.46m x 1.70m)
Hard wood double glazed window, central heating radiator, wall and base units, laminate work top, composite sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, integrated fridge, space for fridge freezer and spotlights.

FIRST FLOOR

Landing
6'1 x 2'8 (1.85m x 0.81m)
Smoke alarm, loft access, doors to two bedrooms and bathroom.

Bedroom One
12'1 x 11'7 (3.68m x 3.53m)
Two hard wood double glazed windows, central heating radiator and door to storage with access to boiler.

Bedroom Two
8'7 x 5'2 (2.62m x 1.57m)
Hard wood double glazed window and central heating radiator.

Bathroom
6' x 5'7 (1.83m x 1.70m)
Hardwood, double glazed frosted central heating radiator, pedestal wash basin, low flush WC, panel bath with overhead electric feed shower, PVC panelling, extractor fan and wood effect flooring.

EXTERNAL

Rear
Enclosed laid to lawn garden, paved patio, bedding areas with mature shrubs and storage shed.

Front
Off road parking, easy maintenance stoned garden and paved path to front entrance door.

Agents Notes
Council Tax Band B. EPC Rating C.



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