



Woone Lane, Clitheroe, BB7 1BG


£850 Per Month

CONVENIENTLY LOCATION TWO-BEDROOM SPACIOUS TERRACED HOME

Perfectly positioned close to the centre of the popular Ribble Valley market town of Clitheroe, this two-bedroom, mid-terraced home offers deceptively spacious reception rooms and a large rear yard that is perfect for small family or couple looking for easy access to all local amenities and schools. The property is well positioned for access to the A59 for commuting towards Blackburn, Skipton and Preston.

The property comprises briefly, to the ground floor: entrance through the vestibule to a hallway with stairs leading to the first floor and doors providing access to two reception rooms. The second reception room leads to a generously sized kitchen. To the first floor is a landing with doors leading to two bedrooms and a three-piece shower room. Externally the property boasts a large rear yard which is fully enclosed and provides access to a large storage area underneath the kitchen.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	83
(81-91) B		
(69-80) C		
(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.

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- Off Road Parking At Rear
- Two Bedrooms
- Nearby Schools
- Desirable Location

Ground Floor

Hall

10'04 x 3'1 (3.15m x 0.94m)
Central heating radiator, coving, smoke alarm, two feature wall lights, vinyl flooring, stairs to the first floor, door to two reception rooms.

Reception Room One

12'0 x 11'1 (3.66m x 3.38m)
UPVC double glazed window, central heating radiator, chimney breast, alcove storage, electric meter.

Reception Room Two

14'6 x 12'6 (4.42m x 3.81m)
UPVC double glazed window, central heating radiator, coving, cast iron Arrow stove, with brick surround and flagged harth, television point, door to kitchen, under-stairs storage.

Kitchen

15'0 x 7'9 (4.57m x 2.36m)
Two UPVC double glazed windows, central heating radiator, high gloss wall and base units, laminate worktops, oven with four ring electric hob, extractor hood, tiled backsplash, stainless steel sink with drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, vinyl flooring, UPVC double glazed frosted door to rear.

First Floor

Landing

Central heating radiator, loft access, doors to two bedrooms and shower room.

Bedroom One

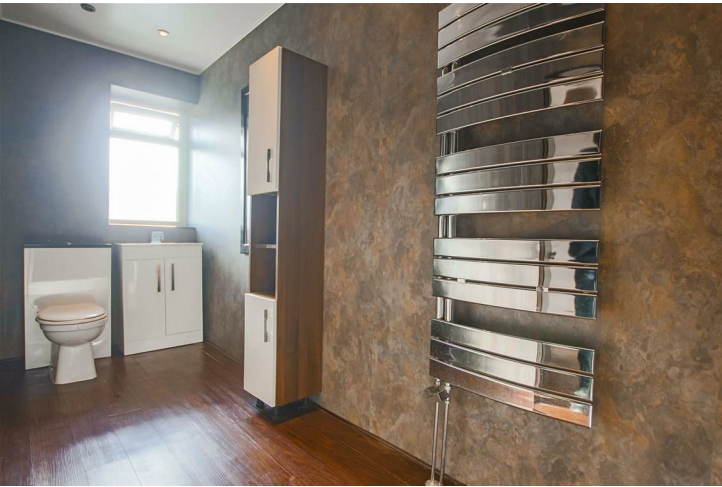
14'06 x 12'2 (4.42m x 3.71m)
UPVC double glazed window, central heating radiator, original tiled open fire, coving,

Bedroom Two

9'5 x 9'4 (2.87m x 2.84m)
UPVC double glazed window, central heating radiator.

Shower Room

15'5 x 4'5 (4.70m x 1.35m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, direct feed rainfall shower, PVC panel elevations, vinyl flooring, spotlights.



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