



## St. Marys Street, Clitheroe, BB7 2HH

### £850

GARDEN FRONTED THREE BEDROOM STONE BUILT MID TERRACE

Keenans Lettings welcome to the rental market this stone built garden fronted three bedroom terrace. Located in the sought after area of St Marys Street, within walking distance to the town centre and all of its amenities.

The property briefly consists; two reception rooms, modern fitted breakfast kitchen and to the first floor three bedrooms and a three piece bathroom. externally to the front a gated garden forecourt and to the rear an enclosed yard with patio area, storage shed and gate to shared access. Also offers lovely street aspects towards St Mary's Parish Church.

To book your viewing or for more information please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents.

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

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# St. Marys Street, Clitheroe, BB7 2HH

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- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- On Street Parking
- Enclosed Rear Yard
- Sought After Location
- Close Proximity to Local Amenities

### Ground Floor

#### Entrance Vestibule

Hardwood front door, store cupboard and door into reception/dining room.

#### Reception Room Two / Dining Room

14'7 x 12'9 (4.45m x 3.89m)

Timber framed window, GCH radiator, feature fireplace surround with granite hearth housing an electric fire, real wood flooring and double doors to reception room / lounge.

#### Reception Room One / Lounge

15'3 x 14'2 (4.65m x 4.32m)

UPVC double glazed window, GCH radiator, brick feature fireplace surround with marble hearth housing an electric fire, open staircase to first floor and door to kitchen.

#### Kitchen

14'0 x 7'5 (4.27m x 2.26m)

Timber framed widow x 2, GCH radiator, a range of wall and base units with complementary laminate work surfaces including breakfast bar, integrated double electric oven and five ring gas hob and extractor hood over, single stainless steel sink unit with mixer tap, part tiles splash backs, plumbing and space for washing machine and dryer, tiled flooring and rear external hardwood door.

### First Floor

#### Landing

Doors to three bedrooms, bathroom and storage cupboards.

#### Bedroom One

17'7 x 12'9 (5.36m x 3.89m)

Timber framed window, GCH radiator and built in wardrobes.

#### Bedroom Two

14'0 x 7'5 (4.27m x 2.26m)

UPVC double glazed window and GCH radiator.

#### Bedroom Three

9'7 x 9'4 (2.92m x 2.84m)

UPVC double glazed window and GCH radiator.

#### Bathroom

8'9 x 5'0 (2.67m x 1.52m)

GCH radiator, three piece white bathroom suite comprising of panel bath with traditional taps and shower over, pedestal wash basin with traditional taps, low level W.C, part tiled splash backs, extractor fan and tiled flooring.

### External

#### Front

Gated forecourt with mature hedges.

#### Rear

Enclosed yard with patio area, mature borders, storage shed and gate to shared access.



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