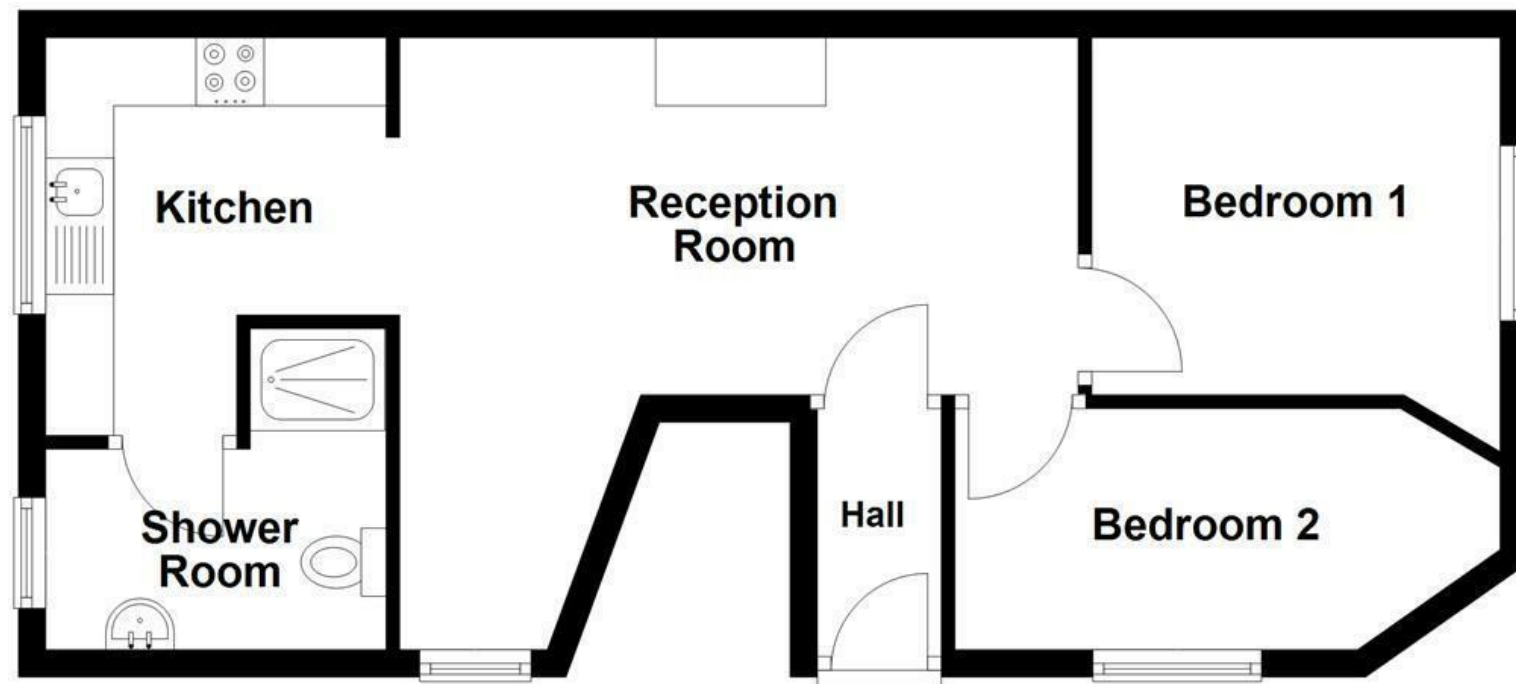


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
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.

Corporation Street, Clitheroe, BB7 1DW

£650

TWO BEDROOM GROUND FLOOR APARTMENT

Keenans welcome this charming two bedroom ground floor apartment to the rental market. Conveniently located within easy walking distance of the town centre, castle grounds and local amenities.

The property offers easy-to-maintain accommodation ideal for a single person or couple comprising briefly of: Good size lounge open to bright, fitted kitchen, double bedroom, single bedroom and a three-piece shower room.

For further information or to arrange a viewing please contact our Lettings team.
For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Corporation Street, Clitheroe, BB7 1DW

£650

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

- Ground Floor
 - Walking Distance To Clitheroe Town Centre
 - Three Piece Shower Room
 - Gas Central Heating
- Two Bedrooms
 - Excellent Transport and Commuter Links
 - Council Tax Band A
- Close Proximity To Local Amenities
 - Modern Fitted Kitchen
 - EPC Rating C

GROUND FLOOR

Main Entrance

UPVC double glazed frosted door into hallway.

Hall

Meter cupboard, doors to flat A and B.

Entrance

Hardwood front door into reception room.

Reception Room

16'4 x 14'11 (4.98m x 4.55m)

UPVC double glazed window, two central heating radiators, feature fireplace, doors to two bedrooms and open to kitchen.

Bedroom One

9'10 x 9'8 (3.00m x 2.95m)

UPVC double glazed window, central heating radiator and gas meter cupboard.

Bedroom Two

13'2 x 5'8 (4.01m x 1.73m)

UPVC double glazed window and central heating radiator.

Kitchen

9'7 x 8'3 (2.92m x 2.51m)

High level UPVC double glazed window, velux roof window, a range of wall and base units with laminate work tops, electric oven, four ring gas hob, stainless steel sink with drainer and mixer tap, part tiled elevations, space and plumbing for washing machine and space for fridge and tiled flooring.

Shower Room

7'7 x 6'7 (2.31m x 2.01m)

UPVC double glazed frosted window, central heating radiator, shower cubicle with direct feed overhead shower, pedestal washbasin with mixer tap, dual flush WC, fully tiled elevations and tiled flooring.

EXTERNAL

Rear

Small flagged yard, bin storage.

Front

On street parking.

AGENTS NOTES

Council Tax Band A and EPC Rating C



Tel: 01282507250

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