



## 9 St. James Street, Clitheroe

£160,000 Leasehold

**\*RECENTLY RENOVATED TWO BEDROOM TERRACED HOME IN IMMACULATE CONDITION\*** This well proportioned property is an ideal proposition for first time buyers and downsizers. Just turn the key and enjoy your new home.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



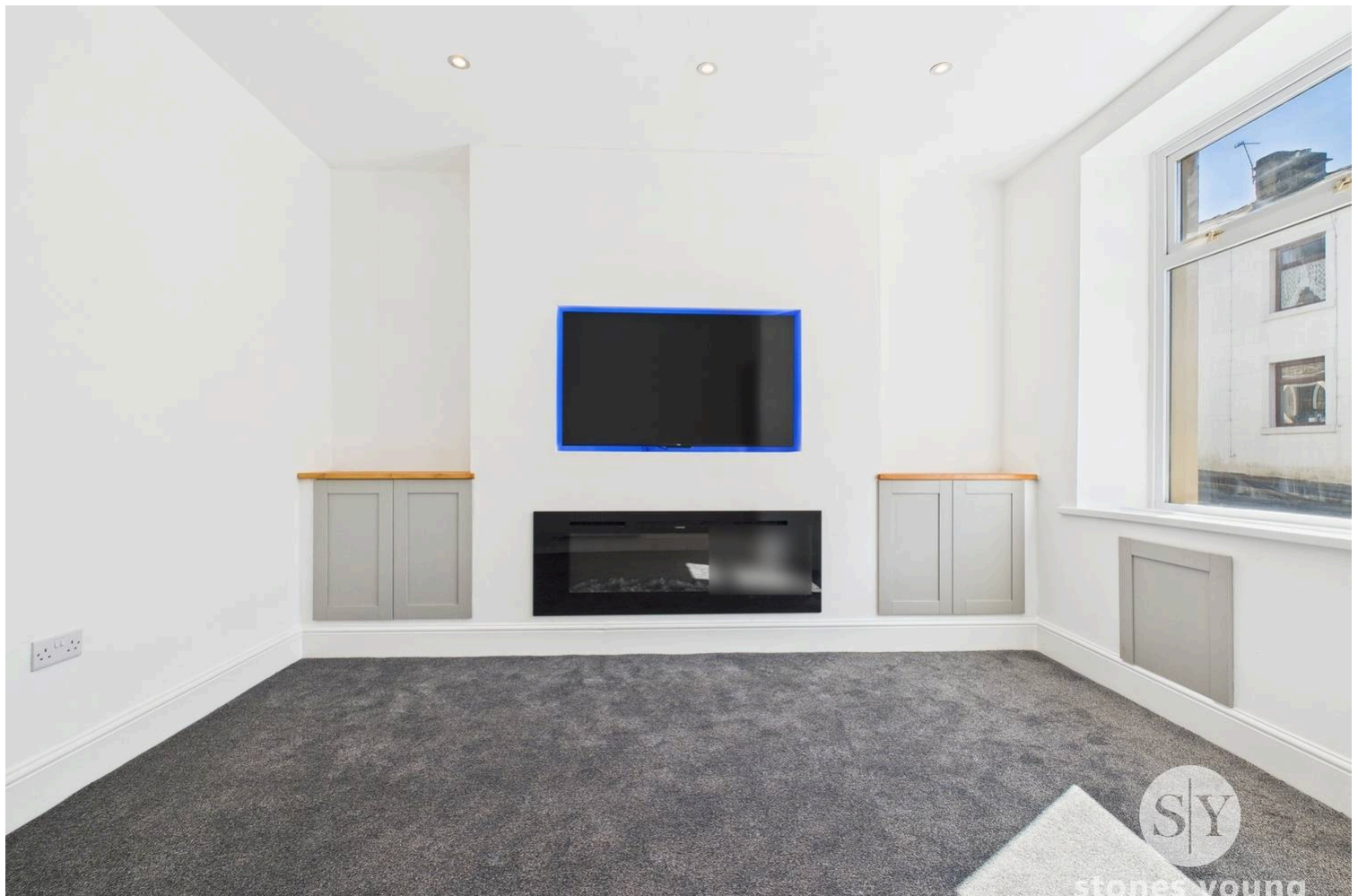


*RECENTLY RENOVATED TWO BEDROOM TERRACED HOME IN IMMACULATE CONDITION* This well proportioned property is an ideal proposition for first time buyers and downsizers. Just turn the key and enjoy your new home. Step into luxury living with this recently renovated two bedroom terraced home! This property boasts exquisite attention to detail, featuring new carpet flooring, internal doors, a full new electrical rewire and decor throughout. The modern touch continues with ceiling spotlights throughout illuminating the entire space. The downstairs layout comprises of a cosy lounge where the owner has incorporated a stunning media wall ready for a 55" TV setup along with sleek storage in the alcoves. The kitchen too is brand new and intelligently incorporates a breakfast bar, integrated oven, hob, dishwasher, fridge and freezer, space for washer dryer and even some additional storage under the stairs.

Upstairs, retreat to the spacious master bedroom, complete with a beautiful shower en-suite for a touch of indulgence. Replicating the styling en-suite, the bathroom mirrors the finish with a bath to ensure all needs are catered for. Bedroom two is a nice sized single bedroom creating an ideal nursery or home office.

For those with busy lives, the rear yard presents a generous footprint with no upkeep required. You'll find plenty of space for outdoor entertaining, pots and plants, or for those with an eye for development - potential to extend.

- Master Bedroom with Stunning Shower En-Suite
- Recently Renovated Two Bedroom Terraced Home
- Media Wall with Space for 55" TV
- Large, Low Maintenance Rear Yard
- Ceiling Spotlights Throughout
- Gas Central Heating; Council Tax Band A
- Fitted Howdens Kitchen with Integrated Appliances and Breakfast Bar
- Fully Rewired; Full Boarded Loft



**Vestibule**

New composite external front door, LVT flooring

**Lounge**

Carpet flooring, media wall with space for 55" TV, wall mounted electric fire, built in alcove storage also housing new consumer unit, panel radiator, uPVC double glazed window.

**Kitchen Diner**

Range of fitted wall and base units with contrasting worksurfaces and breakfast bar, stainless steel sink and drainer, integrated oven and ceramic hob, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, LVT flooring, panel radiator, uPVC double glazed windows and back door.

**Bedroom 1**

Carpet flooring, loft access, panel radiator, upvc double glazed window

**En-suite Shower Room**

Three piece suite with walk in shower, Wc and vanity unit housing sink, heated towel rail, fitted LED mirror, LVT flooring

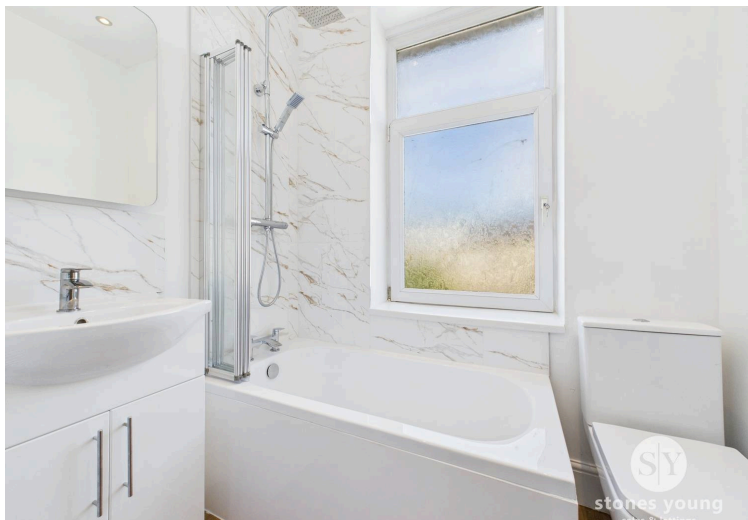
**Bedroom 2**

Carpet flooring, panel radiator, upvc double glazed window

**Bathroom**

Three piece suite with shower over bath, Wc and vanity unit housing sink, heated towel rail, fitted LED mirror, LVT flooring, upvc double glazed frosted window









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
600.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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