



1 Irwell Mews, Clitheroe, BB7 2FR  
£289,950



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Welcome to Irwell Mews, Clitheroe - a charming location that could be the perfect setting for your new home! This delightful semi-detached house boasts 1 reception room and 4 bedrooms, providing ample space for all your needs. A captivating semi-detached townhouse exuding impeccable presentation, inside and out, forming an exquisite haven for family living. This property boasts four bedrooms, including a main bedroom with en-suite shower, a spacious living dining room, a breakfast kitchen, a 3pc bathroom, and a 2pc cloakroom, spanning approximately 1225 sq ft.

Nestled in a serene neighbourhood, this property offers a wonderful blend of comfort and style. The reception room is ideal for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms, there is plenty of room for a growing family or for those who enjoy having extra space for guests or hobbies.



Energy Efficiency Rating	
Current	Potential
85	95
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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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