



## Brownlow Street, Clitheroe, BB7 1HQ

### £125,000

A CONVENIENTLY LOCATED TWO-BEDROOM PLUS ATTIC TERRACE WITH GREAT POTENTIAL

Nestled close to the heart of Clitheroe and offering great potential for anyone looking to put their personal stamp on a home, this two-bedroom, mid-terrace is being welcomed to the property market. Ideally suited for an investor or first time buyer, the property offers one reception room, two bedrooms and attic room within walking distance of public transport links and local amenities.

The property comprises briefly, to the ground floor: entrance through the hallway to a reception room with access through to the kitchen, which has a door to the rear yard. To the first floor is a landing with doors leading to two bedrooms a bathroom and stairs to the attic. Externally the property boasts a rear yard with gate leading to a shared access road.

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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- Mid Terrace Property
- Boarded Attic Space
- Leasehold
- Two Bedrooms
- Enclosed Rear Yard
- Council Tax Band A
- Investment Opportunity
- On Street Parking
- EPC Rating: TBC

## Ground Floor

### Entrance Hallway

13'5" x 3'3" (4.1 x 1)

UPVC front entrance door and archway leading to reception room and kitchen

### Reception Room

12'9" x 9'2" (3.9 x 2.8)

Wood double glazed window, television point, open fire

### Kitchen

11'5" x 12'9" (3.5 x 3.9)

UPVC double glazed window, central heating radiator, Worcester boiler, sink with drainer, vinyl flooring, UPVC door leading to rear and stairs leading to first floor.

## First Floor

### Landing

Loft access and doors to two bedrooms and bathroom.

### Bedroom One

12'9" x 12'9" (3.9 x 3.9)

Wood double glazed window and central heating radiator.

### Bedroom Two

11'9" x 7'2" (3.6 x 2.2)

UPVC double glazed window, central heating radiator and storage cupboard.

### Bathroom

7'6" x 5'2" (2.3 x 1.6)

UPVC double glazed window, central heating radiator, bathroom with shower overhead, wash basin and WC.

### Attic

12'1" x 11'9" (3.7 x 3.6)

Boarded attic space with central heating radiator and skylight.

## External

### Rear

Enclosed yard.

