



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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			
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.

Chatburn Road, Clitheroe, BB7 2AW

Offers Over £170,000

A FANTASTIC FIRST TIME HOME OR RENTAL INVESTMENT IN A SOUGHT AFTER AREA

Welcome to this fantastic property located on Chatburn Road in the sought-after area of Clitheroe. This delightful mid terrace house offers ample space and is bursting with potential. Benefiting from two spacious reception rooms, converted attic room, offering versatility as an additional bedroom or home office. Step outside to discover a lovely space to the rear, providing a peaceful retreat where you can unwind after a long day. This property would be perfect for an investor looking for a great rental yield, or a couple looking for their first home to put their own stamp on. Don't miss out on the opportunity to make this house your home!

The property comprises briefly; entrance via the vestibule into a welcoming reception room that has a door to the second reception room and staircase to the first floor. The second reception room has open access to a spacious kitchen. The kitchen leads out to the rear. The first floor landing houses doors on to two generously sized bedrooms, three piece bathroom and door with staircase leading to the second floor attic room. Externally to the rear of the property is an enclosed South facing paved garden. The front of the property has an enclosed courtyard.

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Chatburn Road, Clitheroe, BB7 2AW

Offers Over £170,000



- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Converted Attic Room
- Enclosed South Facing Rear Yard
- Council Tax Band: C

Ground Floor

Entrance Vestibule

4'1 x 3'4 (1.24m x 1.02m)

Hardwood entrance door, tiled flooring and door to reception room one.

Reception Room One

16'1 x 14'1 (4.90m x 4.29m)

Hardwood double glazed window, central heating radiator, coving, exposed beams, TV point, fireplace, wood effect flooring, stairs to first floor and door to reception room two.

Reception Room Two

14'1 x 12'11 (4.29m x 3.94m)

Fireplace, coving, wood effect flooring and open access to kitchen.

Kitchen

13'9 x 13'1 (4.19m x 3.99m)

Hardwood double glazed window, central heating radiator, range of wood panelled wall and base units with laminate worktops, single oven and four ring electric hob with extractor, stainless steel sink with draining board, space for fridge freezer, plumbed for washing machine, wood effect flooring and French doors to rear.

First Floor

Landing

Central heating radiator, doors to two bedrooms and bathroom and stairs to second floor.

Bedroom One

14'1 x 10'5 (4.29m x 3.18m)

Hardwood double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Two

13' x 7'9 (3.96m x 2.36m)

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

Bathroom

12'10 x 6' (3.91m x 1.83m)

Hardwood double glazed window, central heating radiator, low level WC, pedestal sink, wood panelled bath with direct feed shower and rinse head over and wood effect flooring.

Second Floor

Attic Room

16'10 x 14'1 (5.13m x 4.29m)

Three Velux windows and eaves storage.

External

Front

Enclosed courtyard.

Rear

Enclosed South facing paved yard.

