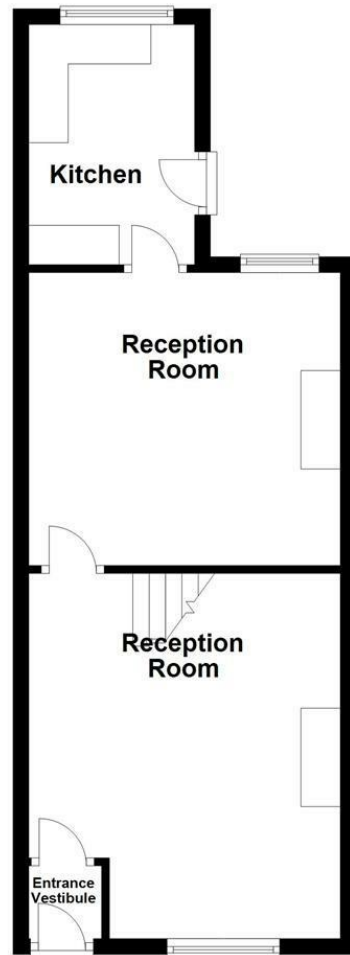
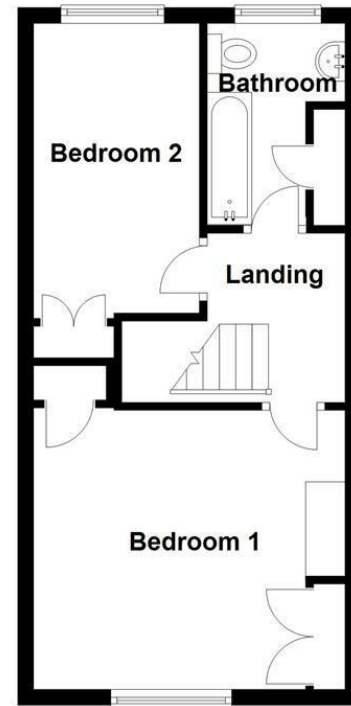


**Ground Floor**  
Approx. 432.2 sq. feet



**First Floor**  
Approx. 360.7 sq. feet



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			82
(81-91) B			
(69-80) C			
(55-68) D	56		
(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.

## Woone Lane, Clitheroe, BB7 1BJ

### £159,950

A FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME HOME

Welcome to this charming terraced house located on Woone Lane in the sought-after area of Clitheroe. This property, offers a fantastic investment opportunity or would be perfect for a couple looking for their first home!

As you step inside, you are greeted by two spacious reception rooms, perfect for relaxing after a long day. The house boasts two generously sized bedrooms, providing ample space for a growing family or visiting guests. The bathroom is well-appointed and offers all the necessary amenities for your comfort. One of the highlights of this property is the outdoor space with views of Clitheroe. Whether you are looking to invest or settle down, this house on Woone Lane has all the makings of a wonderful home!

The property comprises briefly; entrance via the vestibule into a welcoming reception room that houses the staircase to the first floor and door to the second reception room. The second reception room leads through to the kitchen that has a door to the rear. The first floor landing houses doors on to two generously sized bedrooms and a three piece bathroom. Externally to the rear of the property is an enclosed flagged patio and access to a cellar room that has plumbing for a washer and electricity.

For further information or to arrange a viewing please contact our Clitheroe office at your earliest convenience.



# Woone Lane, Clitheroe, BB7 1BJ

£159,950



- Terraced Property
- Three Piece Bathroom With Rainfall Shower
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Fitted Kitchen
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: B

## Ground Floor

### Vestibule

UPVC entrance door and door to reception room one.

### Reception Room One

15'1 x 13'1 (4.60m x 3.99m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, TV point, stairs to first floor and door to reception room two.

### Reception Room Two

13' x 12'13 (3.96m x 3.66m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to kitchen.

### Kitchen

10' x 6'11 (3.05m x 2.11m)

UPVC double glazed window, central heating radiator, wall and base units with laminate worktops, space for cooker, stainless steel sink and draining board, space for fridge and freezer, part tiled, tiled flooring and UPVC door to rear.

## First Floor

### Landing

Loft access and doors to two bedrooms and bathroom.

### Bedroom One

13' x 11'8 (3.96m x 3.56m)

UPVC double glazed window central heating radiator and two storage cupboards.

### Bedroom Two

13'3 x 6'9 (4.04m x 2.06m)

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

### Bathroom

8'5 x 5'10 (2.57m x 1.78m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal sink, panelled bath with direct feed rainfall shower and rinse head over, spotlights, fully tiled and laminate flooring.

## External

### Rear

Enclosed yard and access to cellar that has electric and plumbed for washing machine.



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