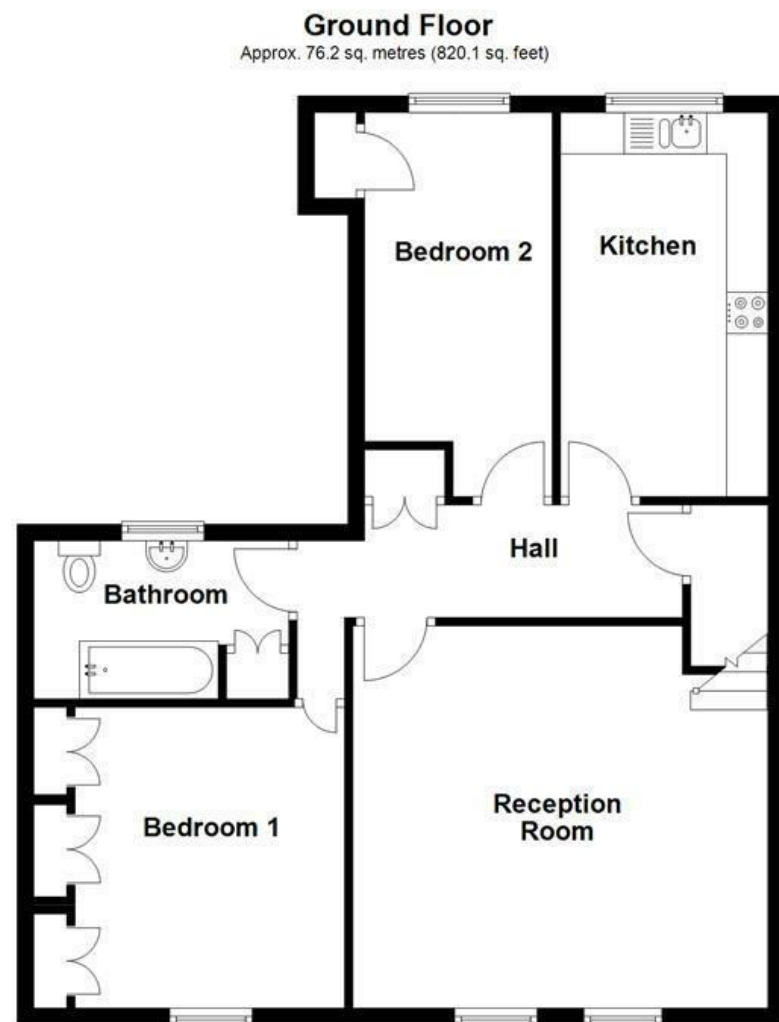




Total area: approx. 76.2 sq. metres (820.1 sq. feet)

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.



Church Street, Clitheroe, BB7 2DG

Offers Over £180,000

A DECEPTIVELY SPACIOUS TWO BEDROOM FLAT IN THE HEART OF CLITHEROE TOWN CENTRE

Nestled in the heart of Church Street, Clitheroe, this charming two-bedroom first-floor flat offers a delightful living space for those seeking a cosy yet spacious abode. The property boasts a generous reception room, perfect for entertaining guests or simply unwinding after a long day.

With a substantial attic that holds the promise of being converted into additional living space, the potential for this flat is truly exciting. The neutral decor throughout provides a blank canvas, allowing you to unleash your creativity and personal style to make this space truly your own.

One of the standout features of this property is its unrivalled location, offering easy access to the town's reputable eateries and amenities. Imagine stepping out of your door and being surrounded by the vibrant energy of Clitheroe town centre.

As if these features weren't enticing enough, the flat also boasts stunning views of Pendle Hill, providing a picturesque backdrop to your everyday life. Whether you're a nature enthusiast or simply appreciate a beautiful view, this property has something special to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	62
(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.

Church Street, Clitheroe, BB7 2DG

Offers Over £180,000

 2  1  1  D

- Tenure TBC
 - On Street Parking
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Situated In The Heart Of Clitheroe
- Council Tax Band B
 - Sought After Location
 - Ideal Home For A Couple Or Single Occupancy
- EPC Rating D
 - Spacious Two Bedroom Flat
 - Picturesque Views

Ground Floor

Entrance

Hard wood door to vestibule.

Vestibule

5'1 x 3'5 (1.55m x 1.04m)
Meter cupboard and door to stairs to first floor.

First Floor Landing

4'5 x 3' (1.35m x 0.91m)
Coving and door to hall.

Hall

UPVC double glazed window, central heating radiator, coving, loft access, doors to two bedrooms, reception room, kitchen and bathroom.

Kitchen

15'3 x 8'3 (4.65m x 2.51m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring electric hob, extractor hood, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, dishwasher, coving and wood effect flooring.

Bedroom Two

15'3 x 8'4 (4.65m x 2.54m)
UPVC double glazed window, central heating radiator, coving and fitted storage.

Bathroom

10'2 x 6'3 (3.10m x 1.91m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed rainfall shower with rinse head, coving, tiled elevation, wood effect flooring and fitted airing cupboard/central heating radiator.

Bedroom One

12'6 x 11'11 (3.81m x 3.63m)
UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

Reception Room

16'6 x 15'2 (5.03m x 4.62m)
Two UPVC double glazed windows, two central heating radiators and coving.

Attic Room

30'7 x 19'2 (9.32m x 5.84m)
Three UPVC double glazed windows, three hard wood single glazed windows and central heating radiator.



Tel: 01200422824

www.keenans-estateagents.co.uk