

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			68
(55-68) D			
(39-54) E	40		
(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.

## Moor Lane, Clitheroe, BB7 1BE

### £215,000

HIGH STREET SALON AND FIRST FLOOR FLAT LOCATED IN THE CENTRE OF CLITHEROE

Welcome to this fantastic high street shop and charming first floor flat located on Moor Lane in the heart of Clitheroe. This conveniently situated property boasts ample space on the shop floor, currently used as a salon with separate WC and kitchen area. The flat to the first floor boasts one bedroom, perfect for a single person or a couple looking for a cosy home.

As you step into the flat, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The bedroom offers a comfortable space to unwind and get a restful night's sleep.

Located in the centre of Clitheroe, this property provides easy access to all the amenities this vibrant town has to offer. From quaint cafes to local shops, everything you need is just a stone's throw away.

Don't miss this fantastic investment opportunity! Contact us today to arrange a viewing and experience the charm of living in the heart of Clitheroe.

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# Moor Lane, Clitheroe, BB7 1BE

£215,000



- Shop With First Floor Flat
- Excellent Business Oportunity
- On Street Parking
- EPC Rating (Flat): E
- Separate Flat Entrance
- Centrally Located
- Freehold
- One Bedroom Accomodation
- Spacious Shop Floor
- Council Tax Rating (Flat): A

## Ground Floor

### Shop Floor

42'3 x 14'10 (12.88m x 4.52m)

Hair salon and doors to storage, kitchen area and WC.

### Kitchen

10'2 x 6'7 (3.10m x 2.01m)

Electric radiator, base units, stainless steel sink and door to rear.

### WC

Low level WC and wash basin.

### First Floor Flat

#### Hall

UPVC entrance door and doors to kitchen and shower room.

#### Shower Room

7'3 x 4'4 (2.21m x 1.32m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, electric feed shower and storage.

#### Kitchen

7'9 x 5'3 (2.36m x 1.60m)

UPVC double glazed window, white wall and base units, laminate worktops, double oven, four ring electric hob, stainless steel sink with draining board, part tiled elevation, laminate flooring and door to inner hall.

#### Inner Hall

Electric radiator and doors to reception room and bedroom.

#### Reception Room

14'11 x 12'11 (4.55m x 3.94m)

UPVC double glazed window, electric radiator, wall mounted electric fire and TV point.

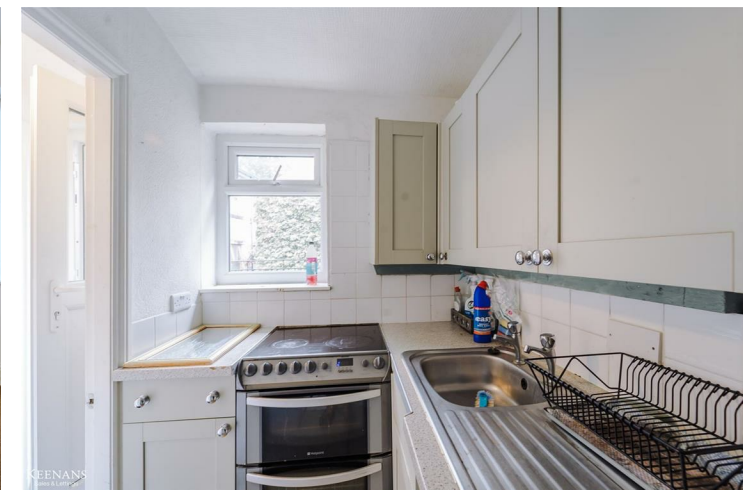
#### Bedroom

13'7 x 9'2 (4.14m x 2.79m)

UPVC double glazed window and electric radiator.

#### External

Concrete area with timber shed used for storage.



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