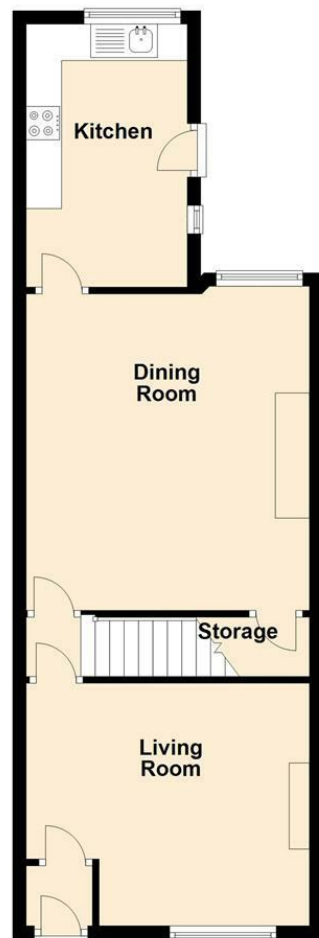
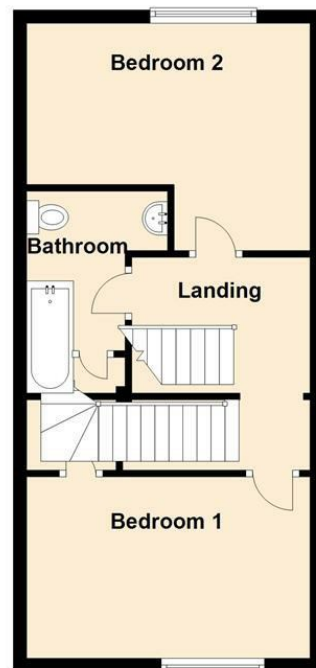


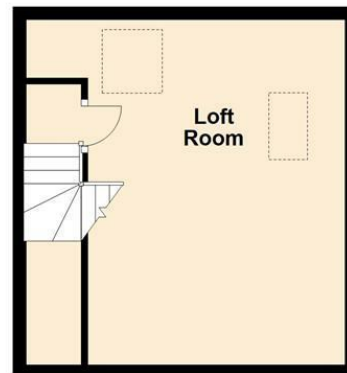
**Ground Floor**  
Approx. 50.2 sq. metres (540.3 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.1 sq. feet)



**Second Floor**  
Approx. 15.9 sq. metres (171.4 sq. feet)



Total area: approx. 105.9 sq. metres (1139.8 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			
(81-91) B			79
(69-80) C			
(55-68) D		45	
(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.

## St Pauls Terrace, Clitheroe, BB7 2LZ

### £195,000

AN IMPRESSIVE SPACIOUS THREE BEDROOM PROPERTY WITH BRIGHT ATTIC ROOM!

This beautifully presented 3 bedroom property showcases traditional features whilst perfectly intertwining with each room's stamp of contemporary interior. This is the perfect home for a first time buyer or small family. Featuring a bright living room, a spacious dining room, a good sized kitchen and two good sized bedrooms, a beautiful 3 piece bathroom and an attic room full of character! The property is in walking distance to the popular town centre of Clitheroe, nearby well regarded schools, is close to local amenities, nearby bus routes and has easy access to major commuter routes.

Briefly comprising; entrance through to the vestibule which has a door to the living room. From the living room a door leads to the dining room and stairs to the first floor. The dining room has doors providing access to the kitchen and to under stair storage. The kitchen has a door providing access to the rear garden. To the first floor there is a landing, with doors providing access to two bedrooms and a three piece bathroom suite. The landing provides access to a set of stairs leading up to the attic room.

To the rear of the property there is an enclosed Stone flagged garden with 2 storage compartments and a gate leading to a shared access path.

Viewings can be arranged by calling our Clitheroe team, at your earliest convenience.



# St Pauls Terrace, Clitheroe, BB7 2LZ

£195,000



- Beautifully Presented Mid Terraced Property
- Bright Living Room
- Spacious Dining Area
- Fitted Kitchen
- Three Double Bedrooms
- Three Piece Bathroom Suite
- On Street Parking
- Council Tax Band B
- Freehold Property
- EPC Rated E

## Ground Floor

### Entrance

Enter via a wooden front door leading into the vestibule.

### Vestibule

3'15 x 2'9 (0.91m x 0.84m)

Single glazed window, tiled flooring, door leading into the living room.

### Living Room

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed window, central heating radiator, feature wall lights, log burner with wooden mantle and stone hearth, television point, phone point, doors leading to the dining room and door to stairs leading up to the first floor.

### Dining Room

15'6 x 13'11 (4.72m x 4.24m)

UPVC double glazed window, central heating radiator, feature wall lights, log burner with brick mantle and tiled hearth, ceiling rose, picture rail, smoke alarm, wood effect flooring, doors leading to understairs storage and kitchen.

### Kitchen

12'11 x 7'11 (3.94m x 2.41m)

Two UPVC double glazed windows, central heating radiator, wooden wall and base units, stainless steel sink, stoves double oven, four ring electric hob, space for a fridge freezer, dishwasher, dryer, Baxi boiler, hatch to the attic, partially tiled walls, wood effect flooring, UPVC double glazed frosted door leading out to the rear garden.

## First Floor

### Landing

8'2 x 5'9 (2.49m x 1.75m)

Doors leading to two bedrooms, bathroom and stairs leading up to the second floor.

### Bedroom One

13'11 x 8'11 (4.24m x 2.72m)

UPVC double glazed window, central heating radiator, picture rail.

### Bedroom Two

12'11 x 6'7 (3.94m x 2.01m)

UPVC double glazed window, central heating radiator, coving to the ceiling.

### Bathroom

9'11 x 6'11 (3.02m x 2.11m)

Heated towel rail, panelled bath with traditional taps, pedestal wash basin with traditional taps, electric shower, low basin WC, part tiled elevations, laminate flooring.

## Second Floor

### Bedroom Three

16'11 x 7 (5.16m x 2.13m)

Two velux windows, natural oak beams, water tank.

## Externally

### Front

Enclosed paved area with wood chipped bedding, access to a car charging point.

### Rear

Enclosed garden with stone flags and partial wood decking, gate leading to a shared access path.



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[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)