

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			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Corporation Street, Clitheroe, BB7 1DW

£145,000

****THE PERFECT FIRST TIME HOME****

Conveniently situated in the heart of a popular area close to the centre of Clitheroe, this property is perfect for a first time buyer. The house is freshly decorated and features a stunning fitted kitchen diner, two spacious bedrooms and communal parking to the rear of the property. Situated conveniently close for easy access to local amenities, schools and major commuter routes, the property comprises briefly to the ground floor, entrance to the living room with stairs leading to the first floor and a door to the kitchen/diner. The kitchen/diner has a door that leads to the rear enclosed yard. To the first floor there is a landing that leads to two bedrooms and a three-piece suite bathroom. Externally: To the rear of the property there is a paved enclosed yard with access to a workshop with electricity.

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

Corporation Street, Clitheroe, BB7 1DW

£145,000



- Mid Terrace Property With Viewing Essential
- Stylish & Modern Interior
- Workshop
- Council Tax Band A
- Two Bedrooms
- Stunning Kitchen Diner And Three Piece Bathroom Suite
- Communal Parking To The Rear
- No Chain Delay
- EPC Rating D
- Tenure Leasehold

Ground Floor

Entrance

Composite door leading to the lounge.

Lounge

13' x 12'11 (3.96m x 3.94m)

UPVC double glazed window, central heating radiator, smoke alarm, television point, gas stove with a brick surround and a wooden mantel, wood flooring, stairs to the first floor and a door leads to the kitchen diner.

Kitchen Diner

12'9 x 12'4 (3.89m x 3.76m)

UPVC double glazed window, central heating radiator, a range of wood effect wall and base units, wood work surfaces, composite one and half sink, drainer and mixer tap, two Hotpoint ovens in a high rise unit, a Neff five ring gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlights, partial-tiled elevations, Baxi boiler, stone flooring and UPVC double glazed door to the rear yard.

First Floor

Landing

Smoke alarm, loft access and doors leading to the bathroom and to two bedrooms.

Bedroom One

12'11 x 12'10 (3.94m x 3.91m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bedroom Two

12'11 x 6'1 (3.94m x 1.85m)

UPVC double glazed window and a central heating radiator.

Bathroom

8'4 x 5'9 (2.54m x 1.75m)

Central heating radiator, three piece suite comprises: dual flush WC, pedestal sink with mixer tap, a double bath with mixer tap and a mains feed shower, spotlights, tiled elevations and laminate flooring.

External

Rear

Enclosed yard with access to a workshop, and public parking is also available.

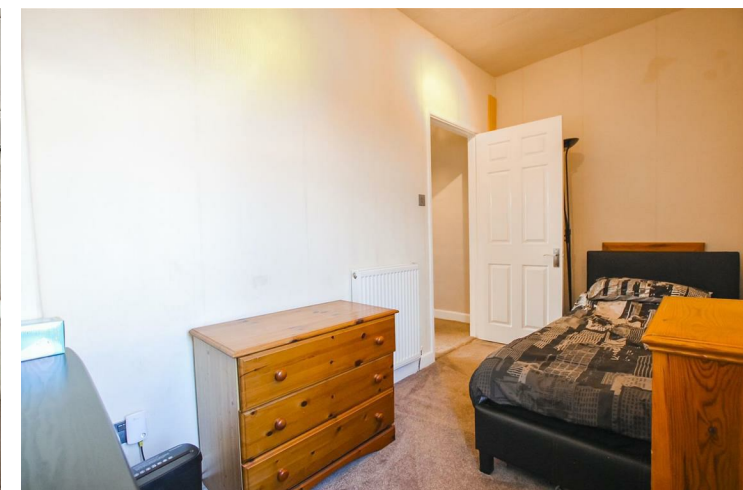
Workshop

6'7 x 5'11 (2.01m x 1.80m)

Has electric.

Agents Notes

The property has CCTV installed to the front and the rear of the property.



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