



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		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Albemarle Street, Clitheroe, BB7 2EA

### £200,000

THE PERFECT FIRST TIME HOME CLOSE TO THE CENTRE OF CLITHEROE

Nestled in the charming Albemarle Street, Clitheroe, this terraced house is a perfect first-time home. Boasting two reception rooms, two bedrooms, and a neutrally finished interior, this property is ready for you to move straight in and make it your own.

The stylish contemporary fitted kitchen, with an open plan layout to the second reception room, offers a modern touch to the traditional charm of the house. Imagine entertaining guests or simply relaxing in this inviting space.

Located off Castle View, this property provides easy access to all town centre amenities and public transport links from Clitheroe Interchange, ensuring convenience is at your doorstep. The two good-sized bedrooms and a spacious attic room offer versatility and space for your needs.

Don't miss the opportunity to make this house your home in this popular location. Embrace the warmth and comfort this property has to offer and start creating memories in your new abode on Albemarle Street.

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# Albemarle Street, Clitheroe, BB7 2EA

£200,000



- Tenure Freehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Complete Blank Canvas
- Council Tax Band B
- Spacious Mid Terraced Property
- Ready To Move Into
- EPC Rating D
- Two Bedrooms With Attic Room
- Ideal First Time Buy

## Ground Floor

### Entrance

Composite double glazed frosted door to vestibule.

### Vestibule

4'7 x 3'2 (1.40m x 0.97m)

Cornice coving and open access to the hallway.

### Hallway

9'6 x 3'2 (2.90m x 0.97m)

Central heating radiator, smoke alarm, spotlights, corbels, wood effect flooring, stairs to first floor, door to reception room one and reception room two.

### Reception Room One

11'2 x 10'7 (3.40m x 3.23m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail and television point.

### Reception Room Two

14'2 x 13'2 (4.32m x 4.01m)

UPVC double glazed window, central heating radiator, picture rail, stone hearth fire place, door to under stairs storage and open to kitchen.

### Kitchen

14'4 x 6'10 (4.37m x 2.08m)

Two UPVC double glazed windows, range of wall and base units, laminate work tops, oven with a four ring electric hob, glass splash back and extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, spotlights, tiled floor, UPVC double glazed frosted door to rear and door to WC.

### WC

5'3 x 4'4 (1.60m x 1.32m)

Hard wood double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled floor and spotlights.

## First Floor

### Landing

Smoke alarm, spotlights, stairs to second floor, doors to two bedrooms and bathroom.

### Bedroom one

14'4 x 11'2 (4.37m x 3.40m)

UPVC double glazed window, central heating radiator and door to under stairs storage.

### Bedroom Two

10'4 x 8'4 (3.15m x 2.54m)

UPVC double glazed window, central heating radiator and television point.

## Bathroom

7'5 x 5'5 (2.26m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panelled bath with mixer tap and rinse head, part tiled elevation, spotlights, tiled floor and extractor fan.

## Second Floor

### Attic Room

18'2 x 12'9 (5.54m x 3.89m)

Velux window, central heating radiator and enclosed Worcester combination boiler.

### External

### Rear

Enclosed paved yard.

### Front

Gravel chipped bedding area.



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