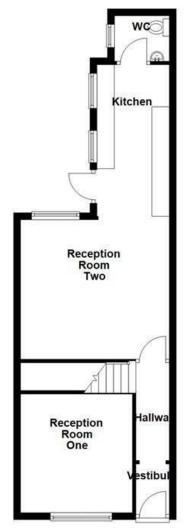
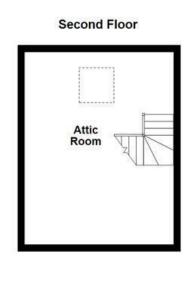
KEENANS Sales & Lettings

Ground Floor

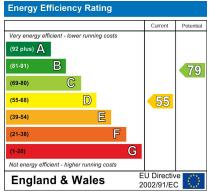






All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.









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.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Albemarle Street, Clitheroe, BB7 2EA £200,000













- Tenure Freehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Complete Blank Canvas

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

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

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

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

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

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

Bedroom Two

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

UPVC double glazed window, central heating radiator and television

- Council Tax Band B
- Spacious Mid Terraced Property
- Ready To Move Into

- EPC Rating D
- Two Bedrooms With Attic Room
- Ideal First Time Buy

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

Second Floor

Attic Room

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

Velux window, central heating radiator and enclosed Worcester

External

Rear

Enclosed paved yard.

Front

Gravel chipped bedding area.















