



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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Victoria Street, Clitheroe, BB7 1BL

Offers Over £260,000

A STUNNING FULLY RENOVATED BAY-FRONTED TERRACED HOME

Nestled in the charming Victoria Street of Clitheroe, this mid-terrace house is a true gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms, this property offers ample space for comfortable living.

Step inside to discover a home that has been fully renovated to the highest standard, presenting itself immaculately with a modern touch. The neutral tones throughout create a sense of tranquillity, while the sleek kitchen and bathroom suites add a touch of luxury to everyday living.

Perfect for entertaining guests or simply relaxing with the family, the two reception rooms provide versatile spaces to suit your lifestyle. Additionally, the low maintenance external space offers a private retreat for outdoor enjoyment.

Conveniently located close to Clitheroe Town Centre and the picturesque Primrose Nature Reserve, this property combines the best of both worlds - urban convenience and natural beauty. Whether you're a first-time buyer looking to step onto the property ladder or a small family seeking a cosy abode, this house is sure to tick all the boxes.

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Victoria Street, Clitheroe, BB7 1BL

Offers Over £260,000



- Exquisite Mid Terrace Property
- Newly Fitted Modern Kitchen
- Low Maintenance Rear Garden
- EPC Rating TBC
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Bursting with Charm
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'2 x 3'1 (1.27m x 0.94m)

Composite front door, cornice coving, dado rail, encaustic tiled flooring and door to hall.

Hall

10'9 x 3'1 (3.28m x 0.94m)

Central heating radiator, cornice coving, corbels, smoke detector, Karndean flooring, doors to two reception rooms and stairs to first floor.

Reception Room One

11'8 x 10'5 (3.56m x 3.18m)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail, cast iron log burner and Karndean flooring.

Reception Room Two

14'0 x 13'2 (4.27m x 4.01m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail, television point, wall inset electric fire, Karndean flooring, door to understairs storage and open access to kitchen.

Kitchen

12'10 x 7'1 (3.91m x 2.16m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with quartz worktops, integrated high rise oven and microwave, four ring electric hob and extractor hood, inset composite sink with mixer tap and instant hot water tap and integrated draining ridges, integrated dishwasher, washing machine and fridge freezer, enclosed boiler, spotlights, Karndean flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

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

Bedroom Two

14'0 x 11'10 (4.27m x 3.61m)

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

Bedroom Three

9'5 x 7'8 (2.87m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

10'5 x 4'5 (3.18m x 1.35m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double tiled panel bath with traditional taps and overhead direct feed rainfall shower, partially tiled elevations, spotlights and tiled flooring.

Second Floor

Bedroom One

20'3 x 12'1 (6.17m x 3.68m)

UPVC double glazed window, Velux window, central heating radiator, spotlights, door to en suite and UPVC double glazed French doors.

En Suite

11'0 x 2'9 (3.35m x 0.84m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed, partially tiled elevations, spotlights and wood effect laminate flooring.

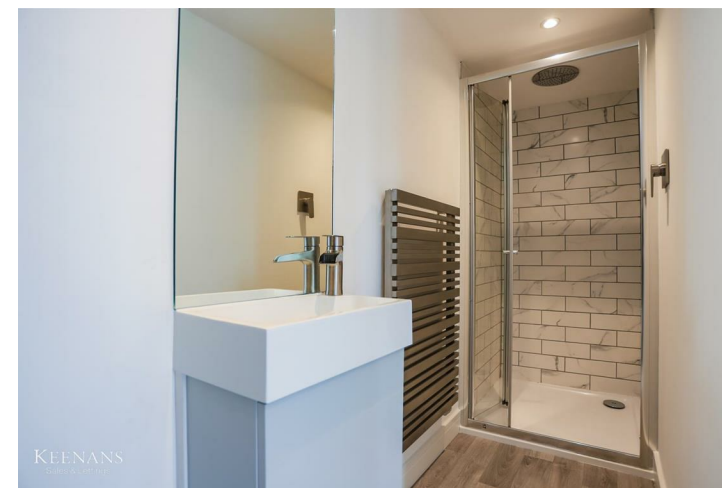
External

Rear

Enclosed garden with paving, artificial lawn and gate to shared access.

Front

Gated entrance to enclosed courtyard with paving and mature shrubbery.



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