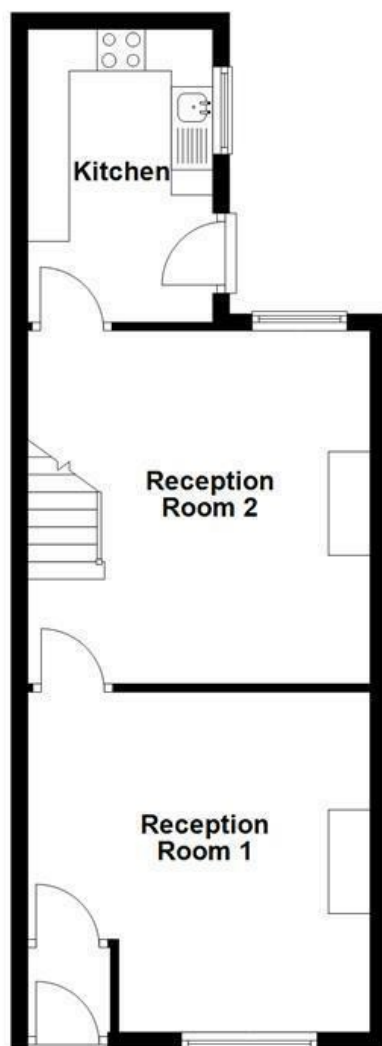


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.

Chatburn Road, Clitheroe, BB7 2AW

£230,000

AN IMMACULATE MID TERRACED PROPERTY

Having been updated and presented to the highest standard throughout with immaculate presentation, stylish interior and modern fixtures and fittings, this exceptional two double bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Clitheroe. A stones throw away from the ever popular market town centre, this property is conveniently located close to bus routes, local schools and amenities, as well as network links to Preston, Skipton, Blackburn, Burnley and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and stylish home ready to move straight into! With beautiful original features, multifuel burner and beautifully landscaped garden, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a second reception room which is being used as a fantastic dining area. With a beautiful cast iron multi fuel burner, this second reception room leads on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to two double bedrooms and a modern family bathroom. Externally, there is a low maintenance garden with paving, raised bedding areas, decking and pergola, as well as integrated work space. To the front there is a paved courtyard with raised bedding areas.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Chatburn Road, Clitheroe, BB7 2AW

£230,000

 2  1  2  D

- Stunning Mid Terrace Property
- Contemporary Fitted Kitchen
- Beautifully Presented Rear Garden
- EPC Rating TBC
- Two Double Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Ready to Move Straight Into
- Council Tax Band D

Ground Floor

Entrance Vestibule

3'4 x 3'4 (1.02m x 1.02m)

Composite front door, coving, encaustic tiled flooring and hardwood single glazed frosted door to reception room one.

Reception Room One

13'6 x 13'5 (4.11m x 4.09m)

UPVC double glazed sash window, two central heating radiators, coving, picture rail, stone and exposed brick fireplace, two feature wall lights, television point, meter cupboard, herringbone wood effect laminate flooring and hardwood single glazed frosted door to reception room two.

Reception Room Two

13'11 x 13'6 (4.24m x 4.11m)

UPVC double glazed sash window, central heating radiator, coving, picture rail, cast iron multifuel burner with stone hearth and tiled surround, spotlights, wood effect herringbone laminate flooring, hardwood single glazed frosted door to kitchen and stairs to first floor.

Kitchen

11'7 x 7'4 (3.53m x 2.24m)

UPVC double glazed sash window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, ceramic sink and drainer with mixer tap, integrated electric oven with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge, freezer and dishwasher, spotlights, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

13'10 x 4'9 (4.22m x 1.45m)

Central heating radiator, coving, spotlights, loft access, doors to two bedrooms and bathroom.

Bedroom One

13'6 x 13'5 (4.11m x 4.09m)

UPVC double glazed sash window, central heating radiator, two feature wall lights and television point.

Bedroom Two

13'10 x 8'4 (4.22m x 2.54m)

UPVC double glazed sash window, central heating radiator and two feature wall lights.

Bathroom

11'9 x 7'4 (3.58m x 2.24m)

UPVC double glazed frosted sash window, central heating radiator with heated towel rail, freestanding rolltop clawfoot bath with mixer tap and rinse head, corner direct feed shower enclosed, pedestal wash basin with traditional taps, low base WC, tiled elevations, spotlights, extractor fan, integrated linen cupboard with plumbing for washing machine and wood effect laminate flooring.

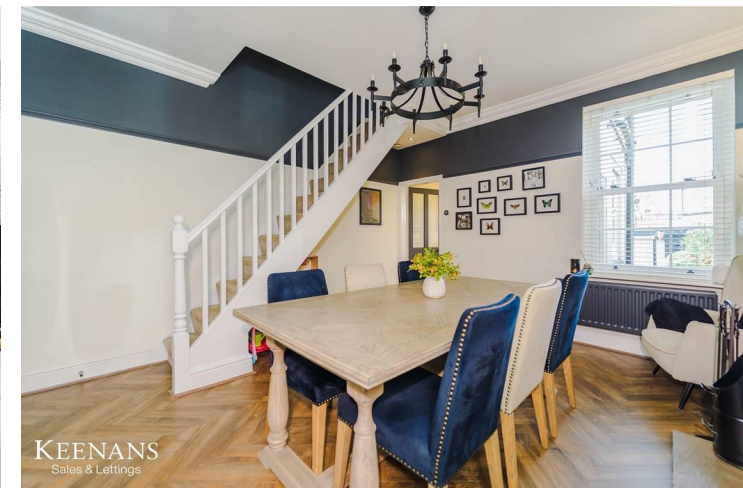
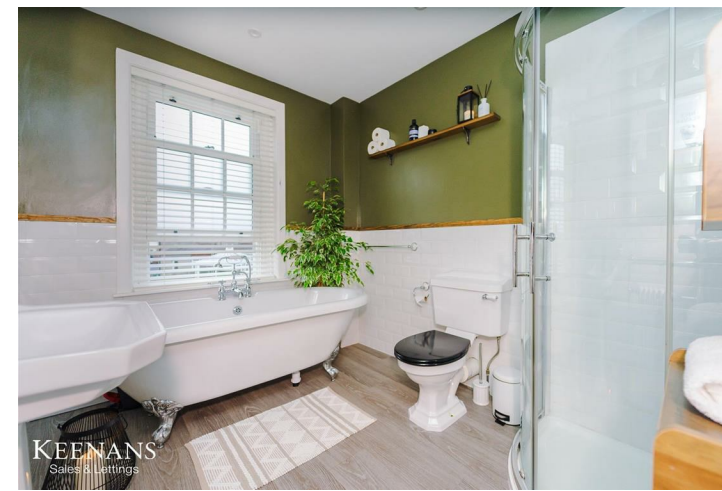
External

Rear

Enclosed garden with decking, raised bedding, slate paving with stone chip borders, pergola and tiled work surface.

Front

Courtyard with paving and timber framed bedding areas.



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