



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.

## Mitchell Street, Clitheroe, BB7 1DF

### £180,000

#### CHARMING THREE BEDROOM END TERRACE HOME

This delightful end-terrace house offers a perfect blend of modern living and period charm. Built in 1900, the property boasts a generous 1,163 square feet of living space, making it an ideal home for families or those seeking a comfortable retreat.

Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The modern kitchen is well-equipped, providing a stylish and functional space for culinary pursuits. The property features two inviting bedrooms, ensuring ample space for relaxation and rest. The contemporary bathroom adds to the home's appeal, combining practicality with a touch of elegance.

The house benefits from both front and side entrances, enhancing accessibility and convenience. A rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.

This property is situated in a desirable location, close to local amenities and the picturesque surroundings of Clitheroe. With its blend of modern features and classic character, this end-terrace house is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming home your own.



# Mitchell Street, Clitheroe, BB7 1DF

## £180,000



- Tenure Leasehold
  - On Street Parking
  - Ideal Family Home
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Abundance Of Indoor Space
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating TBC
  - Viewing Essential
  - Close Proximity To Local Amenities

### Ground Floor

#### Entrance

Composite double glazed door to reception room one.

#### Reception Room One

12'6 x 12'1 (3.81m x 3.68m)

UPVC double glazed leaded window, central heating radiator, fire with ornate decorative surround, two feature wall lights, integrated storage, television point and door leading to stairs to first floor.

#### Inner Hall

Door to side elevation.

#### Reception Room Two

13' x 12'5 (3.96m x 3.78m)

UPVC double glazed window, central heating radiator, coving, picture rail, fire with decorative surround, television point, under stairs storage and door to kitchen.

#### Kitchen

12'6 x 9'7 (3.81m x 2.92m)

UPVC double glazed window, central heating radiator, range of wall and base units, marble effect work top, stainless steel one and a half sink and drainer with mixer tap, oven with a four ring electric hob, tiled splash back, extractor hood, integrated fridge freezer, dishwasher and washing machine, spotlights, tile effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

17' x 2'6 (5.18m x 0.76m)

Loft access, spotlights, central heating radiator, doors to three bedrooms.

#### Bedroom One

12'6 x 11'8 (3.81m x 3.56m)

UPVC double glazed leaded window, central heating radiator, spotlights and ceiling fan.

#### Bedroom Two

13'8 x 9'8 (4.17m x 2.95m)

UPVC double glazed window, central heating radiator and storage.

#### Office/Study

8'10 x 6'6 (2.69m x 1.98m)

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

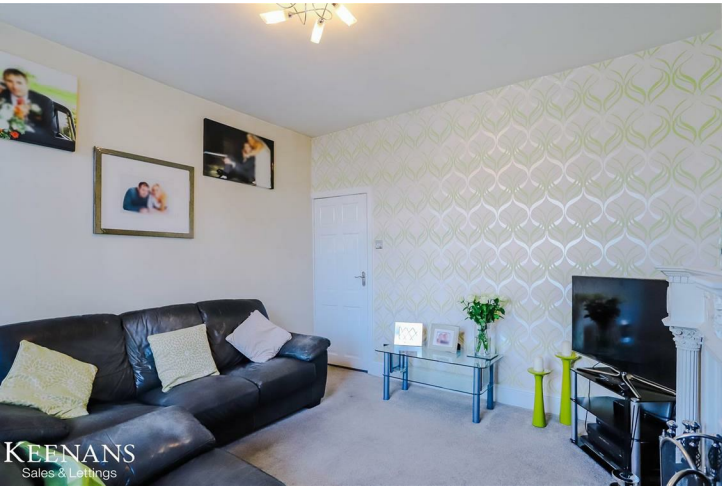
#### Bathroom

8'9 x 5'7 (2.67m x 1.70m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, P shaped panel bath with mixer tap, overhead direct feed shower, PVC elevation, extractor fan and lino flooring.

#### External

Enclosed rear yard with timber storage and gate to shared access road.



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