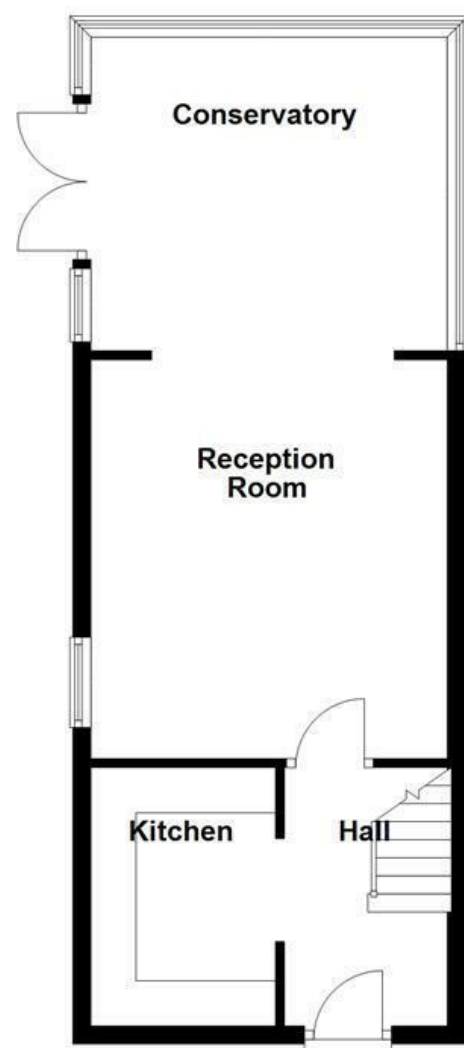
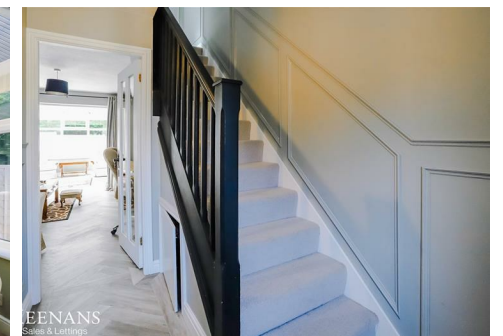
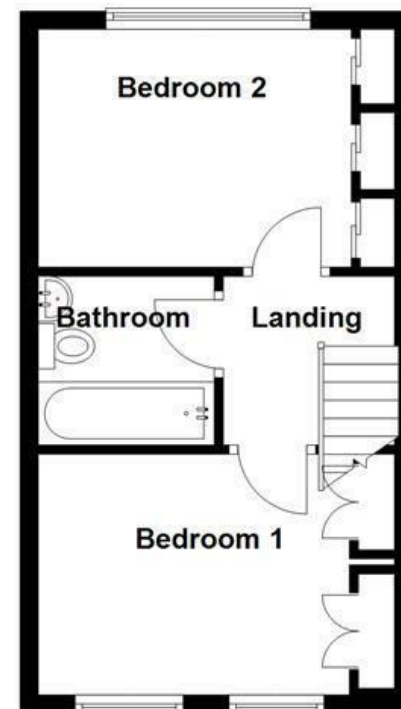


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 58      | 74        |
| (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.

## Colthirst Drive, Clitheroe, BB7 2EJ

### £210,000

#### ENVIABLE TWO BEDROOM END TERRACE PROPERTY

Located in the charming area of Clitheroe, this delightful end-terrace house on Colthirst Drive offers a perfect blend of modern living and comfort. The property features two spacious bedrooms, making it an ideal home for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are greeted by a contemporary open-plan lounge that seamlessly flows into a bright conservatory, creating an inviting space for relaxation and entertaining. The layout is designed to maximise natural light, ensuring a warm and welcoming atmosphere throughout the day.

The property boasts a well-appointed bathroom, catering to all your needs, while the low-maintenance rear garden provides a private outdoor space for enjoying the fresh air without the hassle of extensive upkeep. Additionally, the front garden features a driveway, offering convenient off-road parking for your vehicle.

Situated in a great location, this home is close to local amenities, schools, and parks, making it a desirable choice for those who appreciate community living. With its modern features and practical layout, this end-terrace house is a wonderful opportunity for anyone looking to settle in the picturesque town of Clitheroe. Don't miss the chance to make this lovely property your new home.

Colthirst Drive, Clitheroe, BB7 2EJ

£210,000

 2  1  1  D

- Tenure Freehold
  - Off Road Parking
  - Ample Indoor And Outdoor Space
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Ideal First Time Buy Or Home For Small Family
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
  - Two Generously Sized Bedrooms
  - Close Proximity To local Amenities

Ground Floor

Entrance

Composite frosted door to hall.

Hall

9'4 x 5'11 (2.84m x 1.80m)

Wood effect lino flooring, upright central heating radiator, stairs to first floor, open to kitchen and door reception room.

Kitchen

6'8 x 9'3 (2.03m x 2.82m)

UPVC double glazed window, panel wall and base units, marble effect work top, integrated oven, four ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer and wood effect flooring.

Reception Room

14'6 x 12'10 (4.42m x 3.91m)

UPVC double glazed window, central heating radiator, wood effect lino and open to conservatory.

Conservatory

11'5 x 10' (3.48m x 3.05m)

UPVC double glazed windows, polycarbonate roof, central heating radiator, wood effect lino and UPVC double glazed French doors to rear.

First Floor

Landing

6'6 x 6'5 (1.98m x 1.96m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

12'10 x 8'9 (3.91m x 2.67m)

Two UPVC double glazed windows, central heating radiator and storage.

Bedroom Two

12'11 x 7'8 (3.94m x 2.34m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

6'5 x 6'2 (1.96m x 1.88m)

UPVC frosted window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead, direct feed rainfall shower with rinse head, part PVC elevation, extractor fan and vinyl flooring.

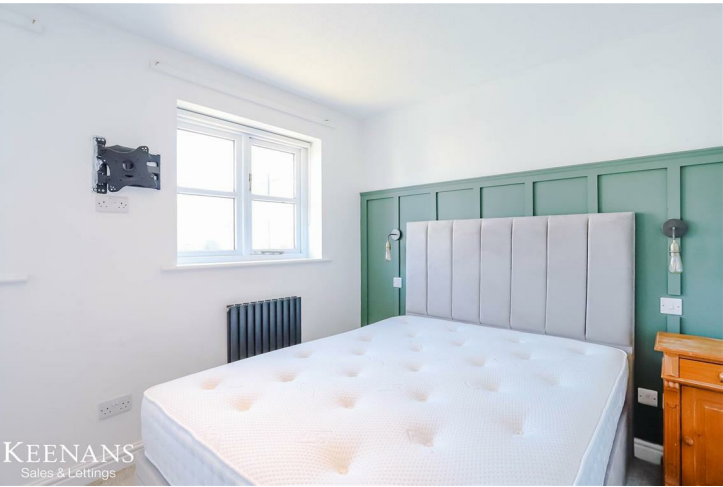
External

Front

Bedding areas, mature shrubs, paved drive and stone chippings.

Rear

Stone chippings.



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