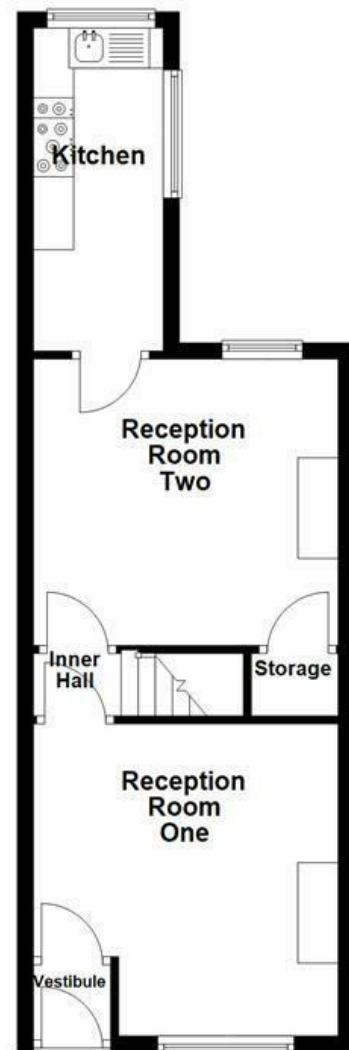


Ground Floor




First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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.

Mitchell Street, Clitheroe, BB7 1DF

£159,950

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Situated on Mitchell Street in Clitheroe, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a rental investment. Built in 1900, the property boasts a generous 947 square feet of living space, thoughtfully designed to accommodate modern living while retaining its character.

Upon entering, you will find two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two spacious bedrooms provide ample room for relaxation, making this home ideal for small families or professionals. The property features a neutrally finished interior, allowing you to personalise the space to your taste without the need for immediate renovations.

The low-maintenance rear yard offers a private outdoor area, perfect for enjoying a morning coffee or hosting summer barbecues. Additionally, the property benefits from excellent access to nearby amenities, schools, and the picturesque Clitheroe Castle grounds, ensuring that everything you need is just a short stroll away.

With no onward chain, you can move straight in and start enjoying all that this lovely home has to offer. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property on Mitchell Street is not to be missed.

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

Mitchell Street, Clitheroe, BB7 1DF

£159,950

 2  1  2  E

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - No Chain Delay
 - Ideal First Time Buy Or Investment Opportunity
- EPC Rating E
 - Two Generously Sized Bedrooms
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'2 x 2'11 (0.97m x 0.89m)

Wood effect flooring and door to reception room one.

Reception Room One

12'9 x 12'5 (3.89m x 3.78m)

UPVC double glazed window, central heating radiator, picture rail, television point, wood effect flooring, cast iron log burner, stone hearth and wooden mantel and door to inner hall.

Reception Room Two

12'5 x 11'8 (3.78m x 3.56m)

UPVC double glazed window, central heating radiator, coving, dado rail, radiant fire, wood effect flooring, doors to under stairs storage and kitchen.

Kitchen

13'2 x 5'4 (4.01m x 1.63m)

Two UPVC double glazed windows, central heating radiator, wall and base units, space for Leisure range cooker with four ring gas hob, warming plate and grill, extractor hood, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, smoke alarm, extractor fan, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

12'8 x 12'5 (3.86m x 3.78m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'8 x 7'8 (3.56m x 2.34m)

UPVC double glazed window, central heating radiator and above stairs storage.

Bathroom

8'4 x 4'4 (2.54m x 1.32m)

UPVC double glazed frosted window, central heating radiator, low flush WC, wall mounted wash basin, wood panel bath with mixer tap and rinse head, tiled elevation, wood clad ceiling and vinyl flooring.

Rear

Enclosed yard with gate to shared access road.



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