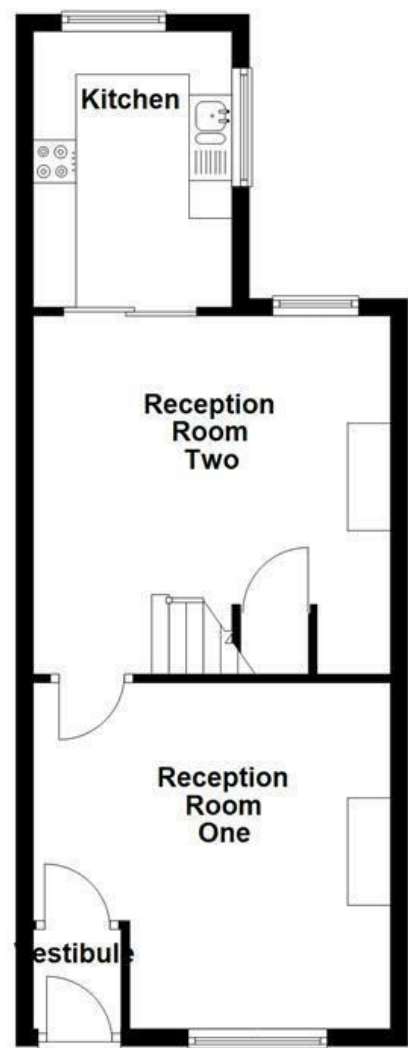
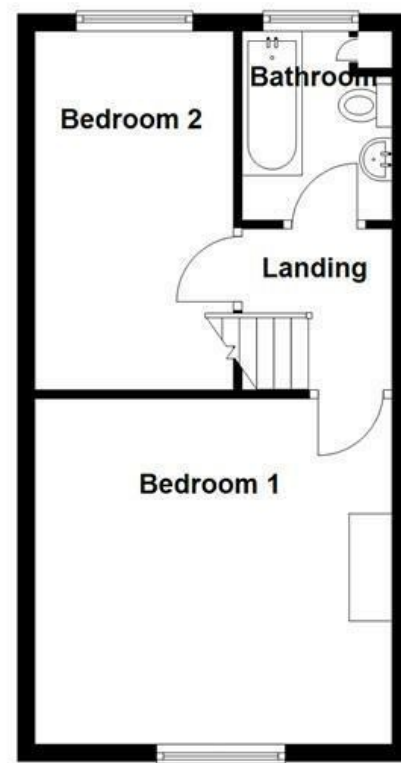


Ground Floor



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		
(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.

Curzon Street, Clitheroe, BB7 1DL

Offers Over £150,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Clitheroe. With two living rooms, two double bedrooms and being a complete blank canvas, this property is the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Preston, Blackburn and major motorway links.

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 leads on to a fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a three piece bathroom. Externally there is an enclosed yard to the rear.

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

Curzon Street, Clitheroe, BB7 1DL

Offers Over £150,000



- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band A
 - No Chain Delay
 - Ample Rear Yard Space
- EPC Rating TBC
 - Viewing Essential
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

3'10 x 3'4 (1.17m x 1.02m)

Wood effect laminate flooring and hard wood single dlazed frosted door to reception room one.

Reception Room One

13'8 x 13'3 (4.17m x 4.04m)

UPVC double glazed window, central heating radiator, picture rail, open coal fire with tiled hearth and surround, meter cupboard, television point and door to reception room two.

Reception Room Two

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

UPVC double glazed window, central heating radiator, picture rail, tiled fire place, smoke alarm, under stairs storage and wood effect single glazed sliding door to kitchen.

Kitchen

10'6 x 7'7 (3.20m x 2.31m)

Two UPVC double glazed windows, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, tiled floor and composite double glazed frosted stable door to rear.

First Floor

Landing

6' x 5'8 (1.83m x 1.73m)

Loft access, doors to two bedrooms and bathroom.

Bedroom One

13'8 x 13'3 (4.17m x 4.04m)

UPVC double glazed window, central heating radiator, television point and original fire place.

Bedroom Two

13'8 x 7'7 (4.17m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 5'8 (2.21m x 1.73m)

UPVC double glazed frosted window, central heating radiator, wood panel bath and direct feed shower, vanity top wash basin with mixer tap, tiled elevation, integrated linen cupboard and tiled floor.

External

Rear

Enclosed yard.



Tel: 01200422824

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