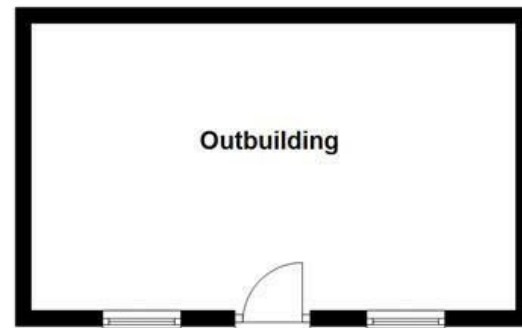
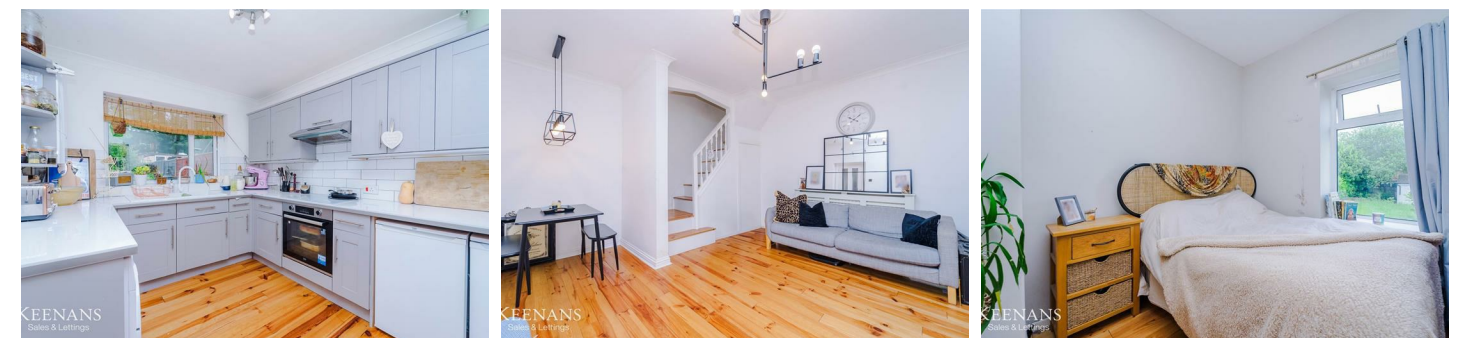
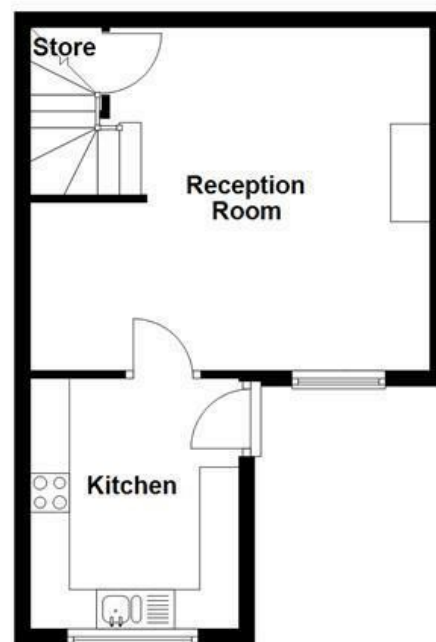
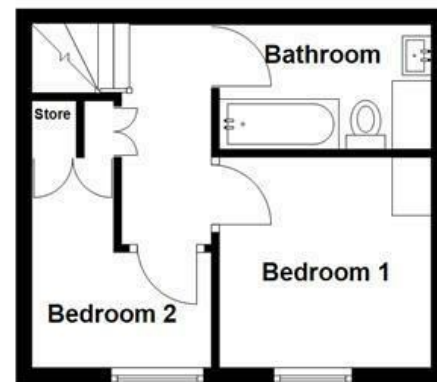


Ground Floor



First Floor



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		89	
(81-91) B			
(69-80) C	69		
(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.

Highfield Road, Clitheroe, BB7 1NE

£185,000

AN OUTSTANDING BACK TO BACK TERRACED HOUSE WITH EXTENSIVE GARDEN

Having been presented and maintained to the highest standard throughout with modern fixtures and fittings, neutral decoration and impressive garden space, this enviable two bedroom back to back terraced property is being proudly welcomed to the market in the desirable location of Clitheroe. With a spacious living room, contemporary fitted kitchen and bathroom and impressive fully equipped outbuilding perfect for an external office or workshop, this property is the perfect home for any small family or couple looking to downsize whilst still having generous outdoor space!

The property comprises briefly; a contemporary fitted kitchen leads through to a spacious reception room. The reception room boasts an enviable log burner, dining space and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is an enclosed garden to the front with laid to lawn, paving, bedding, mature shrubs and brick built outbuilding which has been converted into a fantastic, versatile space.

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

Highfield Road, Clitheroe, BB7 1NE

£185,000

 **2**  **1**  **1**  **C**

- Enviaible Back to Back Terraced Property
 - Neutral Decoration Throughout
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Sought After Location
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Extensive Garden Space
 - Council Tax Band A

Ground Floor

Kitchen

10'6 x 8'9 (3.20m x 2.67m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, range of panelled wall and base units with high gloss surfaces, tiled splashback, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring ring induction hob and extractor hood, space for fridge and freezer, plumbing for washing machine, space for dryer, coving, Ideal boiler, hardwood flooring and single glazed frosted door to reception room.

Reception Room

16'9 x 14'4 (5.11m x 4.37m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, pendant lighting, cast iron wood burner with tiled hearth and surround, television point, inset shelving, under stairs storage cupboard and stairs to first floor.

First Floor

Landing

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

Loft access, storage cupboard, hardwood flooring, doors to two bedrooms and bathroom.

Bedroom One

8'11 x 8'10 (2.72m x 2.69m)

UPVC double glazed window, central heating radiator and hardwood flooring.

Bedroom Two

8'5 x 7'7 (2.57m x 2.31m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard and hardwood flooring.

Bathroom

8'7 x 5'1 (2.62m x 1.55m)

Chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower and rinse head, tiled elevations, extractor fan and wood effect laminate flooring.

External

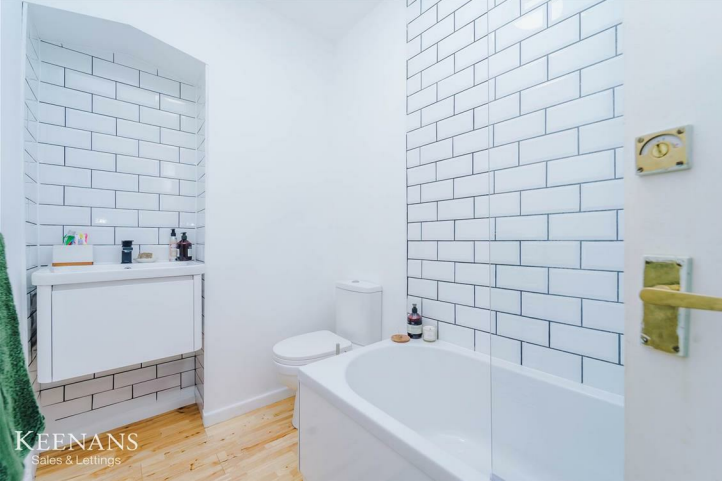
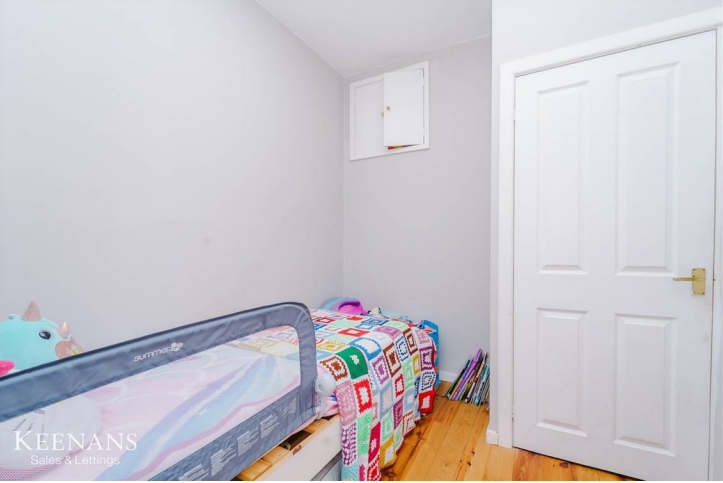
Rear

Enclosed laid to lawn garden with paving, bedding areas, mature shrubbery and brick-built outbuilding.

Outbuilding

20'4 x 12'1 (6.20m x 3.68m)

Two UPVC double windows, spotlights and wood effect laminate flooring.



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