



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Castle View, Clitheroe, BB7 2DT

Offers In Excess Of £225,000

BAY-FRONTED HOME WITH VIEWS OF CLITHEROE CASTLE

Nestled in the charming area of Castle View, Clitheroe, this delightful mid-terrace house presents an enviable opportunity for those seeking to create their perfect home. Built in 1900, this three-bedroom property boasts a generous 1,335 square feet of living space, offering ample room for a small family or a couple desiring convenience and comfort.

As you enter, you are welcomed by an open-plan living and dining room, which provides a versatile space for both relaxation and entertaining. The bay-fronted design allows for an abundance of natural light, enhancing the warm and inviting atmosphere throughout the home. While the property does require some updating, it is brimming with potential, allowing you to personalise it to your taste and style.

The exterior of the house is low maintenance, ensuring that you can spend more time enjoying your new home and less time on upkeep. With two reception rooms, there is plenty of space for family gatherings or quiet evenings in. The three well-proportioned bedrooms offer comfortable retreats for rest and relaxation, while the bathroom is conveniently located to serve the household.

Situated close to local amenities and the Clitheroe Interchange, this property is ideally located for those who value accessibility and community. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful opportunity to invest in a property with great potential in a sought-after area. Don't miss your chance to make this house your home.

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Castle View, Clitheroe, BB7 2DT

Offers In Excess Of £225,000

 3  1  2  D

- Spacious Mid Terrace Property
- Four Piece Bathroom Suite
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Fitted Kitchen
- Tenure Freehold
- Versatile Attic Room
- Low Maintenance Rear Yard
- Council Tax Band C

Ground Floor

Entrance Vestibule

3'11 x 3'6 (1.19m x 1.07m)

Composite double glazed frosted front door, tiled flooring and door to hall.

Hall

11'7 x 3'7 (3.53m x 1.09m)

Central heating radiator, cornice coving, corbels, wood effect flooring, door to reception room two and stairs to first floor.

Reception Room Two

14'4 x 12'5 (4.37m x 3.78m)

Central heating radiator, cornice coving, wood effect flooring, open to reception room one, door to kitchen and UPVC double glazed French doors to rear.

Reception Room One

11'7 x 11'4 (3.53m x 3.45m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, cornice coving, gas fire and wood effect flooring.

Kitchen

13'6 x 8'0 (4.11m x 2.44m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated high rise oven, five ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated fridge freezer, integrated dishwasher, tiled effect flooring, open to under stairs storage and UPVC door to rear.

First Floor

Landing

Wood effect flooring, doors leading to two bedrooms, bathroom, WC and stairs to second floor.

Bedroom One

15'5 x 12'0 (4.70m x 3.66m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

14'6 x 9'8 (4.42m x 2.95m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bathroom

10'8 x 8'0 (3.25m x 2.44m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner bath with mixer tap, corner direct feed shower enclosed, wood cladding to ceiling and partially tiled elevations.

WC

5'2 x 2'6 (1.57m x 0.76m)

UPVC double glazed frosted window and low basin WC.

Second Floor

Attic Room

17'5 x 15'6 (5.31m x 4.72m)

Two Velux windows, central heating radiator and wood effect flooring.

External

Rear

Enclosed yard.

Front

Gated forecourt with paving and slate chippings.



Tel: 01200422824

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