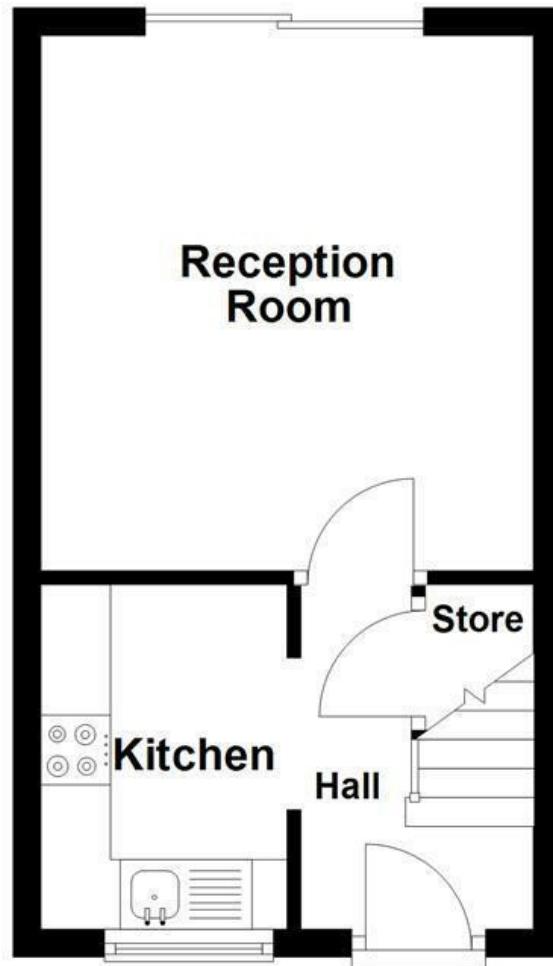
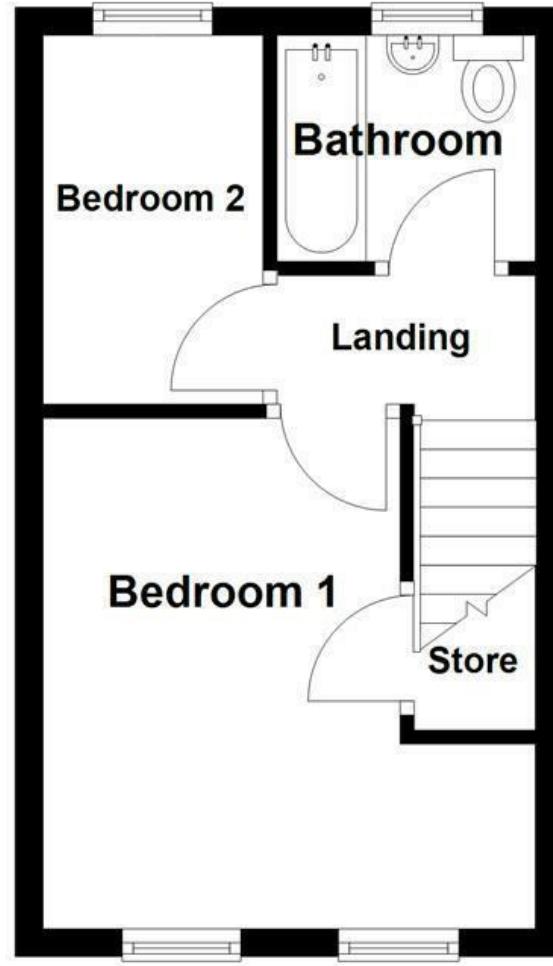


**Ground Floor**



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**Colthirst Drive, Clitheroe, BB7 2EJ**  
**£138,125**

TWO BEDROOM MID TERRACE HOME IN CLITHEROE ON A S106 AGREEMENT

Situated in the charming area of Clitheroe, this delightful mid-terrace house on Colthirst Drive offers a perfect blend of comfort and convenience. Built in 1998, this property spans an inviting 624 square feet, making it an ideal choice for couples seeking their first home together.

Upon entering, you are greeted by a generous living room that provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The room overlooks a well-maintained rear garden, which is laid to lawn and features a handy shed for additional storage. This outdoor space is perfect for enjoying sunny days or hosting small gatherings.

The property boasts two comfortable bedrooms, providing ample space for rest and relaxation. The bathroom is well-appointed, catering to the needs of modern living. Additionally, the convenience of off-road parking adds to the appeal, ensuring that you have a secure place for your vehicle.

Colthirst Drive is situated in a friendly neighbourhood, offering a sense of community while being close to local amenities and transport links. This home is not just a property; it is a wonderful opportunity for a couple to create lasting memories in a space that truly feels like home. Don't miss the chance to make this charming house your own.

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# Colthirst Drive, Clitheroe, BB7 2EJ

£138,125



- Tenure Freehold
- Off Road Parking
- Ideal Home For Single Occupancy Or A Couple Wishing To Downsize
- Easy Access To Major Commuter Routes

- Council Tax Band B
- Fitted Kitchen And Three Piece Bathroom Suite
- Ample Rear Garden Space

- EPC Rating C
- Viewing Essential
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

UPVC double glazed door with frosted glass to hall.

### Hall

8'1 x 5'6 (2.46m x 1.68m)

Central heating radiator, spotlights, under stairs storage, open access to kitchen, door to reception room and stairs to first floor.

### Reception Room

12'7 x 11'7 (3.84m x 3.53m)

Central heating radiator and UPVC double glazed sliding door to rear garden.

### Kitchen

8'1 x 5'7 (2.46m x 1.70m)

Hard wood double glazed window, central heating radiator, wall and base units, laminate work top, composite sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, integrated fridge, space for fridge freezer and spotlights.

## First Floor

### Landing

6'1 x 2'8 (1.85m x 0.81m)

Smoke alarm, loft access, doors to two bedrooms and bathroom.

### Bedroom One

12'1 x 11'7 (3.68m x 3.53m)

Two hard wood double glazed windows, central heating radiator and door to storage with access to boiler.

### Bedroom Two

8'7 x 5'2 (2.62m x 1.57m)

Hard wood double glazed window and central heating radiator.

### Bathroom

6' x 5'7 (1.83m x 1.70m)

Hardwood, double glazed frosted central heating radiator, pedestal wash basin, low flush WC, panel bath with overhead electric feed shower, PVC panelling, extractor fan and wood effect flooring.

## External

### Rear

Enclosed laid to lawn garden, paved patio, bedding areas with mature shrubs.

### Front

Off road parking and paved path to front entrance door.

