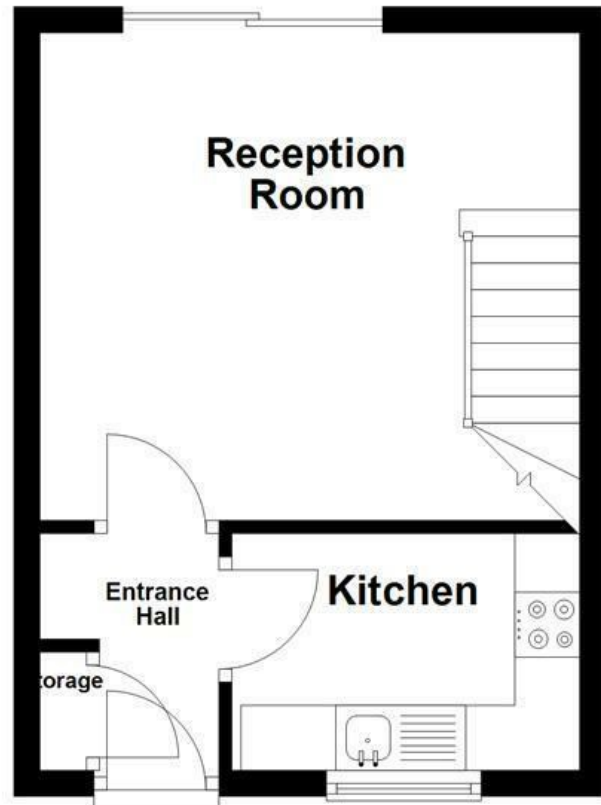


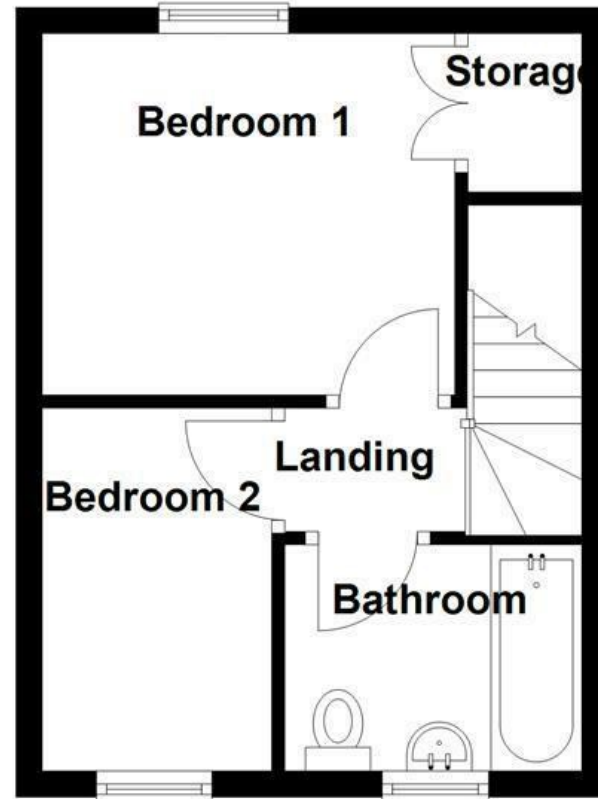
### Ground Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



### First Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(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.

## Kirkmoor Close, Clitheroe, BB7 2DE

£159,950

A FANTASTIC TWO BEDROOM PROPERTY IN CLITHEROE

Nestled in the charming area of Kirkmoor Close, Clitheroe, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a well-maintained home. Spanning an inviting 506 square feet, the property features two comfortable bedrooms, making it an ideal space for small families or individuals looking to settle in a vibrant community.

The location is particularly advantageous, as it is conveniently situated close to the town centre, providing easy access to a variety of amenities. Residents will enjoy the benefits of nearby shops, cafes, and recreational facilities, all within a short stroll from their doorstep. Clitheroe is renowned for its picturesque surroundings and friendly atmosphere, making it a wonderful place to call home.

This property not only offers a comfortable living space but also the potential for a fulfilling lifestyle in a sought-after area. With its appealing features and prime location, this mid-terrace house is a fantastic choice for those looking to embark on their homeownership journey. Do not miss the chance to view this lovely property and envision your future in Clitheroe.

# Kirkmoor Close, Clitheroe, BB7 2DE

£159,950



- Tenure Freehold
- Council Tax Band B
- EPC Rating C
- Off Road Parking
- Two Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Home For Anyone Wishing To Downsize
- Ample Enclosed Rear Garden Space
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Entrance Hall

6' x 2'6 (1.83m x 0.76m)

### Reception Room

13'8 x 12'4 (4.17m x 3.76m)

### Kitchen

8'7 x 5'7 (2.62m x 1.70m)

## First Floor

### Landing

6'7 x 3'4 (2.01m x 1.02m)

### Bedroom One

13'8 x 9'1 (4.17m x 2.77m)

### Bedroom Two

9' x 5'10 (2.74m x 1.78m)

### Bathroom

7'6 x 5'9 (2.29m x 1.75m)

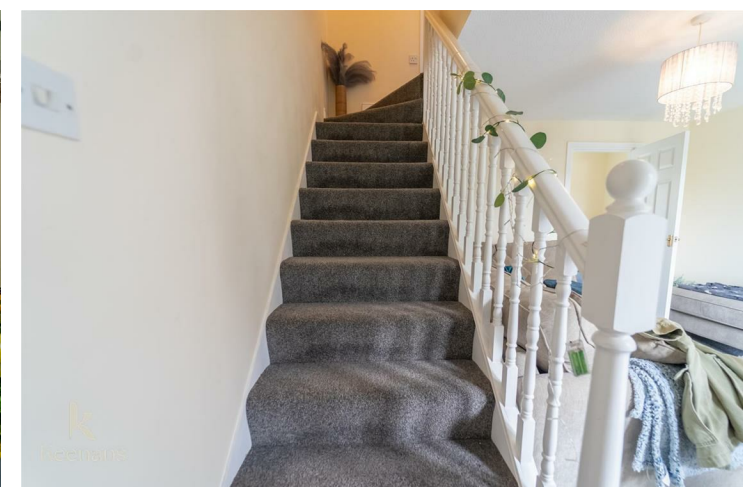
## External

### Rear

Enclosed laid to lawn garden, bedding areas, trees and shrubbery, slate chippings.

### Front

Block paved drive.



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