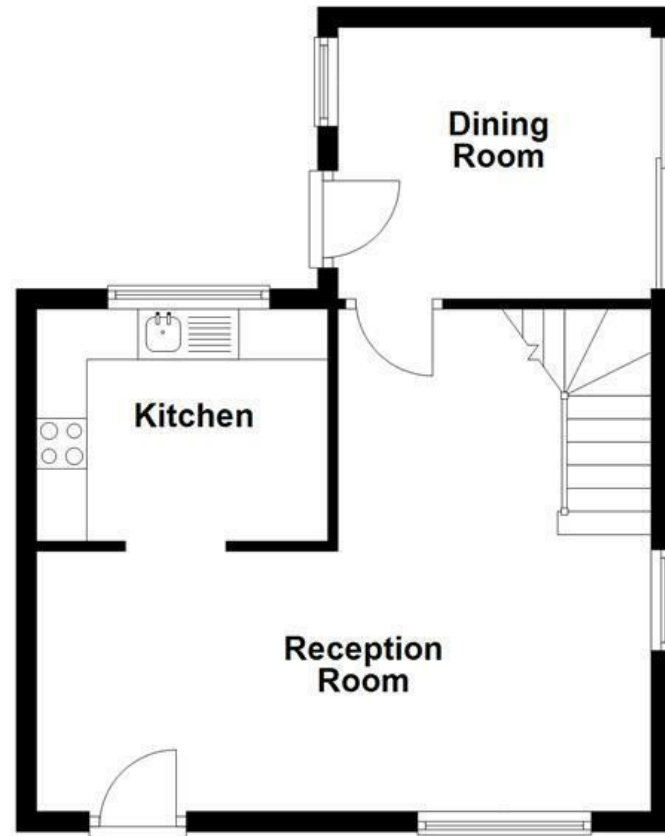
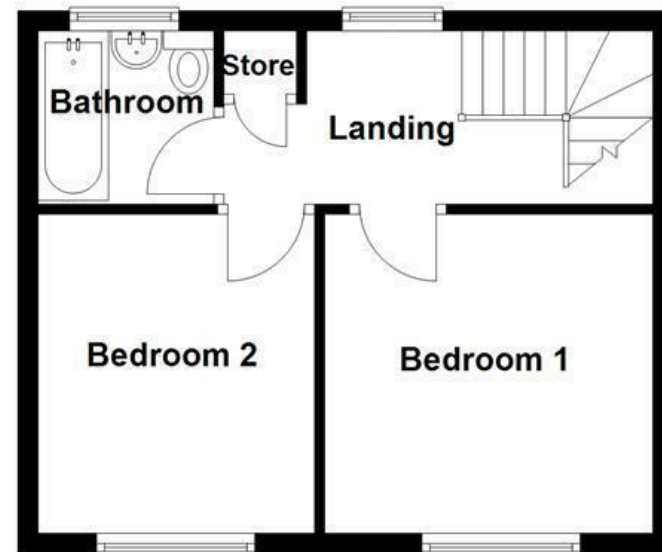


**Ground Floor**  
Approx. 39.1 sq. metres (420.4 sq. feet)



**First Floor**  
Approx. 30.4 sq. metres (327.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

## Riverside, Clitheroe, BB7 2NP

### Offers Over £170,000

A FANTASTIC TWO BEDROOM SEMI DETACHED PROPERTY

Welcome Riverside, Clitheroe, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1978, the property spans an impressive 883 square feet, providing ample space for families.

Upon entering, you are greeted by a spacious lounge area that invites relaxation and social gatherings. The bright dining room seamlessly connects to the well-appointed kitchen, making it an ideal setting for entertaining family and friends. The home features two generously sized double bedrooms, ensuring that there is plenty of room for rest and privacy. The family bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the small patio at the rear, perfect for enjoying a morning coffee or an evening glass of wine. Additionally, the front of the house boasts a decked area that basks in sunlight throughout the day, providing a lovely outdoor space to unwind.

Situated in the heart of Clitheroe, this home benefits from a great location, with local amenities, shops, and parks just a stone's throw away. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. Don't miss the chance to make this charming house your new home.

# Riverside, Clitheroe, BB7 2NP

Offers Over £170,000



- Two Double Bedroom Semi Detached Home
- Spacious Lounge And Dining Room
- Well Appointed Fitted Kitchen
- Family Bathroom Suite
- Sun Filled Front Decked Area
- Rear Patio Outdoor Space
- On Street Parking
- EPC Rating - TBC
- Council Tax Band - B
- Tenure - Leasehold

## Ground Floor

### Reception Room

20 x 16'9 (6.10m x 5.11m)

### Kitchen

9'6 x 7'7 (2.90m x 2.31m)

### Dining Room

10'9 x 8'10

## First Floor

### Landing

13'8 x 6'4 (4.17m x 1.93m)

### Bedroom One

10'9 x 10'5 (3.28m x 3.18m)

### Bedroom Two

10'9 x 8'8 (3.28m x 2.64m)

### Bathroom

6'3 x 5'9 (1.91m x 1.75m)

## External

### Front

Decking area.

### Rear

Paved yard to rear.



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