



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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.

Peel Street, Clitheroe, BB7 1NF

Offers Over £160,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on Peel Street in the charming town of Clitheroe, this deceptively spacious two-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining.

The ground floor features a convenient shower room on the ground floor, while the main bathroom is located on the upper level, ensuring comfort and practicality for all residents. Additionally, the property includes an attic room, which can serve as a versatile space for a home office, guest room, or additional storage.

Situated in a prime location, this home is just a stone's throw away from the town centre, offering easy access to a variety of local amenities, shops, and eateries. The combination of space, functionality, and a desirable location makes this terraced house an ideal choice for those looking to invest in a rental property or for individuals seeking their first home.

With its charming features and convenient layout, this property is sure to attract interest. Do not miss the chance to make this delightful home your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Peel Street, Clitheroe, BB7 1NF

Offers Over £160,000

 2  2  2  D

- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating D
- Two Bedrooms & Attic Room
- Ground Floor & First Floor Bathrooms
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'7 x 3'1 (1.09m x 0.94m)

Reception Room One

13'2 x 13'2 (4.01m x 4.01m)

Reception Room Two

15'1 x 13'4 (4.60m x 4.06m)

Kitchen

9'3 x 8'7 (2.82m x 2.62m)

Utility Room

15'2 x 5'4 (4.62m x 1.63m)

Bathroom

5'7 x 4'8 (1.70m x 1.42m)

First Floor

Landing

6'9 x 5'6 (2.06m x 1.68m)

Bedroom One

13'2 x 12' (4.01m x 3.66m)

Bedroom Two

12'2 x 8'4 (3.71m x 2.54m)

Bathroom

9'4 x 4'6 (2.84m x 1.37m)

Second Floor

Attic Room

18'1 x 12'8 (5.51m x 3.86m)



Tel: 01200422824

www.keenans-estateagents.co.uk