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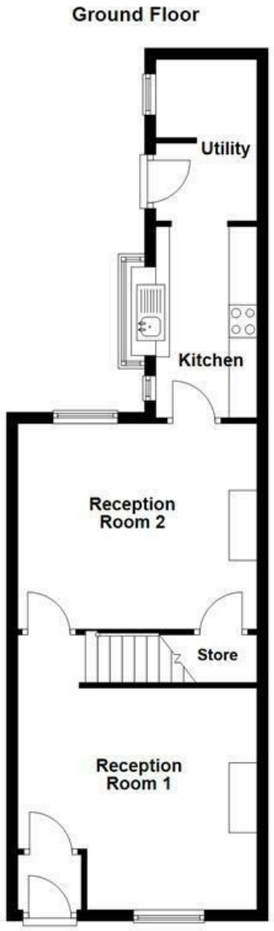

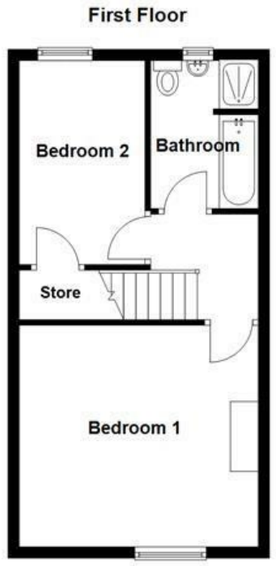

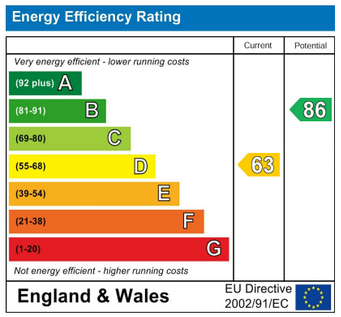

Church Street, Read, BB12 7RW

£179,950

EXQUISITE MID TERRACE HOME

Nestled in the charming village of Read, this beautifully presented terraced house on Church Street offers a delightful blend of comfort and convenience. Spanning an impressive 1,119 square feet, this property is ideal for first-time buyers seeking a home that is ready to move into without the need for extensive renovations.

The house features two well-proportioned bedrooms, providing ample space for family living or guest accommodation. The two reception rooms are tastefully decorated in neutral tones, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The modern kitchen is equipped with contemporary fittings and includes a separate utility room, enhancing functionality and ease of use.

Outside, the low-maintenance garden offers a private outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep. The property is conveniently located with easy access to major commuter routes, making it an excellent choice for those who travel for work. Additionally, reputable primary schools are nearby, making it a suitable option for families.

With the neighbouring towns of Clitheroe and Burnley just a short distance away, residents can enjoy a variety of local amenities, shops, and recreational activities. This terraced home on Church Street is not just a property; it is a wonderful opportunity to embrace a vibrant community lifestyle in the picturesque Ribble Valley.

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Church Street, Read, BB12 7RW

£179,950

2 1 2 D

- Exquisite Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Double Bedrooms
- Sought After Location
- Tenure Leasehold
- Four Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Entrance Vestibule

3'9 x 3'3 (1.14m x 0.99m)

UPVC double glazed front door and door to reception room one.

Reception Room One

14'1 x 13'0 (4.29m x 3.96m)

UPVC double glazed window, central heating radiator, cornice coving, part wood panelled elevation, television point, two feature wall lights and open to inner hall.

Inner Hall

Door to reception room two and stairs to first floor.

Reception Room Two

14'1 x 12'1 (4.29m x 3.68m)

UPVC double glazed window, central heating radiator, coving, part wood panelled elevation, electric fire, under stairs storage and door to kitchen.

Kitchen

11'3 x 5'11 (3.43m x 1.80m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated high rise double oven, integrated microwave, four ring electric hob and extractor hood, glass splashback, integrated dishwasher, spotlights, wood effect laminate flooring and open to utility.

Utility

9'6 x 5'10 (2.90m x 1.78m)

UPVC double glazed frosted window, plumbing for washing machine, wall mounted boiler, space for fridge freezer, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

14'0 x 13'2 (4.27m x 4.01m)

UPVC double glazed window, central heating radiator and part wood panelled elevation.

Bedroom Two

12'2 x 7'5 (3.71m x 2.26m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

9'2 x 4'10 (2.79m x 1.47m)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with jets and rinse head, direct feed shower enclosed, spotlights, tiled elevations and tiled effect flooring.

External

Rear

Enclosed paved garden.