



## Castle View, Clitheroe, BB7 2DT

### £1,300 Per Month

A STUNNING THREE BEDROOM PROPERTY IN CENTRAL CLITHEROE

Welcome to this charming three-bedroom terraced house located in the heart of Clitheroe, a delightful market town known for its rich history and vibrant community. This well-maintained property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike.

As you enter, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a stylish dining space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space to prepare for the day ahead.

Situated in a central location, this home allows for easy access to local amenities, including shops, cafes, and schools, all within a short stroll. The vibrant community of Clitheroe offers a range of activities and events, making it a wonderful place to live.

This terraced house is not just a property; it is a perfect home waiting for you to make it your own. With its ideal location and well-maintained features, it presents a fantastic opportunity for those looking to enjoy the best of Clitheroe living. Don't miss the chance to view this lovely home and experience all it has to offer.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>61</b> | <b>75</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.



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- Easy Access To Major Commuter Routes
  - On Street Parking
  - Contemporary Fitted Kitchen
- Council Tax Band C
  - Three Generously Sized Bedrooms
  - Two Bathrooms For Convenience
- EPC Rating D
  - Ideal Family Home With Viewing Essential In The Heart Of Clitheroe
  - Ample Rear Yard Space

## Ground Floor

### Entrance

UPVC double glazed door to vestibule.

### Vestibule

4'3 x 3'4 (1.30m x 1.02m)

Encaustic tiled floor and door to hall.

### Hall

18'10 x 3'4 (5.74m x 1.02m)

Central heating radiator, corbels, coving, stairs to first floor and door to reception room two.

### Reception Room One

UPVC double glazed bay window, central heating radiator, cornice coving, ceiling rose, cast iron multifuel burning stove with tiled hearth and open access to reception room two.

### Reception Room Two

14'10 x 12'10 (4.52m x 3.91m)

UPVC double glazed window, central heating radiator, spotlights, open fire place with stone mantle and hearth, door to kitchen.

### Kitchen

12'9 x 9'1 (3.89m x 2.77m)

UPVC double glazed window, central heating towel radiator, high gloss wall and base units, laminate work top, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, oven in a high rise unit, four ring induction hob, extractor hood, plumbing for a washing machine, integrated dishwasher, integrated fridge freezer, smoke alarm, spotlights, tiled floor and doors to storage and rear.

## First Floor

### Landing

14'4 x 5'7 (4.37m x 1.70m)

Smoke alarm, doors to two bedrooms bathroom and stairs to second floor.

### Bedroom One

15'8 x 12'11 (4.78m x 3.94m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

### En Suite

Central heating towel rail, dual flush WC, pedestal wash

basin with mixer tap, enclosed electric feed shower with rinse head, illuminated mirror, tiled elevation, extractor fan and tiled floor.

### Bedroom Two

12'6 x 9'10 (3.81m x 3.00m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'7 x 7'6 (2.92m x 2.29m)

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, pedestal wash basin with mixer tap, panelled P shape bath with mixer tap and rinse head, tiled elevation, extractor fan and tiled floor.

## Second Floor

### Bedroom Three

19'5 x 15'11 (5.92m x 4.85m)

UPVC double glazed window, central heating radiator and doors to under eaves storage.

## External

### Front

Enclosed stone chipped courtyard with path to front entrance door.

### Rear

Enclosed paved rear yard space with outbuilding and gate to shared access road.



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