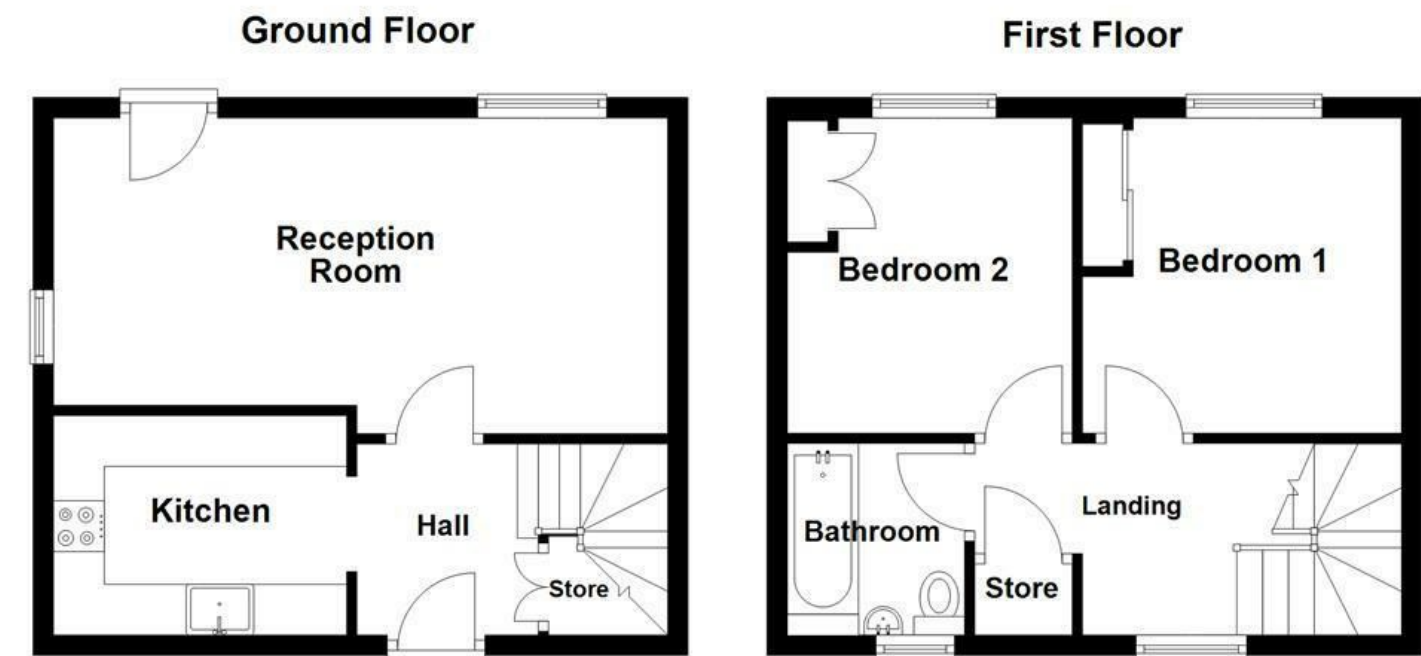




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Riverside, Clitheroe, BB7 2NP

Offers Over £190,000

AN OUTSTANDING END TWO BEDROOM SEMI-DETACHED PROPERTY

Nestled on the picturesque Riverside of Clitheroe, this outstanding semi-detached house, built in 1979, has been fully renovated to offer a stylish and contemporary living experience. Spanning 678 square feet, the property boasts an inviting open-plan living space that is both functional and aesthetically pleasing, enhanced by modern fixtures and neutral decorations throughout.

The home features two generously sized double bedrooms, making it an ideal choice for a small family or a couple seeking a comfortable and elegant residence. The property is situated on a tranquil cul-de-sac, providing a peaceful environment, while also offering the convenience of private off-road parking.

Outside, you will find charming gardens to both the front and rear, perfect for enjoying the stunning views that surround the property. The location is particularly advantageous, being just a stone's throw away from the vibrant market town amenities, including delightful coffee shops, welcoming pubs, and a variety of restaurants. Additionally, the nearby Edisford Bridge and scenic countryside walks offer ample opportunities for outdoor leisure.

This home is ready for you to move straight in and start enjoying the perfect blend of comfort, style, and convenience. Don't miss the chance to make this charming property your own.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Riverside, Clitheroe, BB7 2NP

Offers Over £190,000

2 1 1 C

- Stunning Semi-Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Immaculate Gardens to Front and Rear
- Council Tax Band A

Ground Floor

Entrance Hall
10'0 x 6'2 (3.05m x 1.88m)

Kitchen
9'6 x 7'1 (2.90m x 2.16m)

Reception Room
19'7 x 10'2 (5.97m x 3.10m)

First Floor

Landing
13'6 x 6'2 (4.11m x 1.88m)

Bedroom One
10'9 x 10'3 (3.28m x 3.12m)

Bedroom Two
10'3 x 8'7 (3.12m x 2.62m)

Bathroom
6'2 x 5'8 (1.88m x 1.73m)

