

Victoria Avenue, Clitheroe, BB7 4AZ

£185,000

THE PERFECT HOME

Nestled on Victoria Avenue in the charming village of Chatburn, Clitheroe, this delightful terraced house offers a perfect blend of modern living and traditional character. The property has been meticulously maintained and presented, showcasing spacious rooms and stylish interiors that are sure to impress.

As you step inside, you will be greeted by an inviting open-plan kitchen and living area, ideal for both relaxation and entertaining. The neutral decor throughout provides a blank canvas, allowing you to personalise the space to reflect your own taste and style. The house boasts two generously sized bedrooms, along with an impressive loft room that can serve as a versatile space for guests, a home office, or a playroom.

One of the standout features of this property is the beautiful garden, which offers a serene outdoor retreat for enjoying sunny days or hosting gatherings with family and friends. The surrounding area is rich with stunning countryside walks, perfect for those who appreciate nature and outdoor activities. Additionally, the village amenities, including pubs and cafes, are just a short stroll away, providing convenience and a sense of community.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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- Beautifully Presented Mid Terrace Property
- Contemporary Fitted Dining Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Sought After Location
- Tenure Freehold
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band B

Ground Floor

Entrance Vestibule

3'6 x 3'5 (1.07m x 1.04m)

Reception Room

13'6 x 12'8 (4.11m x 3.86m)

Kitchen/Dining Area

13'8 x 12'8 (4.17m x 3.86m)

First Floor

Landing

8'0 x 6'6 (2.44m x 1.98m)

Bedroom One

12'8 x 10'11 (3.86m x 3.33m)

Bedroom Two

9'7 x 7'1 (2.92m x 2.16m)

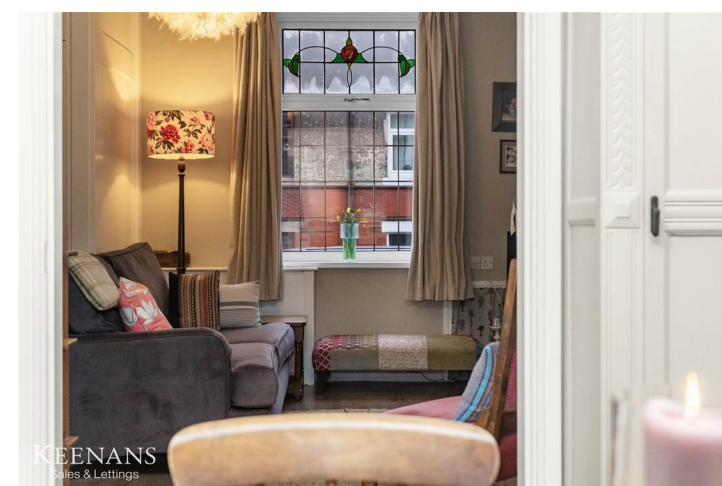
Bathroom

7'0 x 5'3 (2.13m x 1.60m)

Second Floor

Attic Room

16'3 x 12'9 (4.95m x 3.89m)



Tel: 01200422824

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