



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(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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Newton Street, Clitheroe, BB7 1DD

£950 Per Calendar Month

NEUTRALLY FINISHED THREE BEDROOM HOME CLOSE TO CLITHEROE TOWN CENTRE

Situated on Newton Street, Clitheroe, this immaculately presented terraced house is waiting to be discovered. Recently fully renovated, this property boasts a welcoming atmosphere that is sure to captivate new occupiers.

With two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this home offers the perfect blend of comfort and style. The neutral finish throughout provides calm and welcoming atmosphere.

The low maintenance exteriors are ideal for those seeking a hassle-free lifestyle, allowing you to spend more time enjoying the conveniences of this prime location near Clitheroe Town Centre. Whether you're a couple looking for a cozy abode or a small family in search of a charming home, this property caters to all.

Don't miss out on the opportunity to make this house your own and experience the best of what Clitheroe has to offer. Book a viewing today and step into your future home on Newton Street.

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- Easy Access To Major Commuter Routes
- Council Tax Band B
- On Street Parking
- Three Bedrooms
- Contemporary Fitted Kitchen
- Viewing Essential
- EPC Rating D
- Mid Terraced Property
- Enclosed Ample Sized Rear Yard

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

4' x 3'2 (1.22m x 0.97m)

Cornice coving and door to hall.

Hall

11'3 x 3'2 (3.43m x 0.97m)

Central heating radiator, cornice coving, corbels, wood effect flooring, stairs to first floor, doors to reception room one and reception room two.

Reception Room One

12'2 x 10' (3.71m x 3.05m)

UPVC double glazed window, central heating radiator, cornice coving, wood effect flooring and access to meters.

Reception Room Two

13'7 x 12'5 (4.14m x 3.78m)

UPVC double glazed window, central heating radiator, ceiling rose, ornate plaster moulded coving, television point, door to kitchen and under stairs storage.

Kitchen

13'6 x 6'11 (4.11m x 2.11m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate work top, oven and grill in a high rise unit, four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, dryer, space for fridge freezer, spotlights and door to rear.

First Floor

Landing

Stairs to second floor, doors to two bedrooms and bathroom.

Bedroom One

13'7 x 12' (4.14m x 3.66m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'5 x 6'6 (3.78m x 1.98m)

UPVC double glazed window, central heating radiator and door to under stairs storage.

Bathroom

6'11 x 6'9 (2.11m x 2.06m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, panelled bath with mixer tap and overhead direct feed shower, spotlights, part tiled elevation and tiled effect flooring.

Second floor

Landing

Door to bedroom three and under eave storage.

Bedroom Three

13'8 x 10' (4.17m x 3.05m)

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

En Suite

4'8 x 4'2 (1.42m x 1.27m)

Velux window, dual flush WC, vanity top wash basin with mixer tap, shave point, spotlights and tiled effect flooring.

External

Rear

Enclosed yard with gate leading to a shared access road.



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