



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Corporation Street, Clitheroe, BB7 1DW

£800 PCM

A LOVELY TWO BEDROOM TERRACE PROPERTY

Keenans Lettings are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in the heart of Clitheroe, within close proximity to local amenities, attractions and in the catchment area of popular primary and secondary schools.

Boasting contemporary features and spacious accommodation throughout, the property internally comprises briefly: ground floor - entrance through to the cosy, yet spacious reception room boasting a multi fuel fireplace and provides access to the traditionally styled fitted kitchen housing the staircase to the first floor and access to the adjoining back hallway which has a utility cupboard and door to the rear. To the first floor you will find a beautiful, four piece bathroom suite and two double bedrooms, the main of which has fitted wardrobes. Externally to the rear there is an enclosed and private garden.

Viewings can be arranged by calling our Lettings office at your earliest convenience.

Corporation Street, Clitheroe, BB7 1DW

£800 PCM

 2  1  1  D

- Mid Terraced Property
 - Two Bedrooms
 - Deceptively Spacious
 - Excellent Transport Links
- One Reception Room
 - Four Piece Family Bathroom Suite
 - Viewings Are Essential
- Stunning Fitted Kitchen
 - Enclosed Garden
 - Close Proximity To Local Amenities

GROUND FLOOR

RECEPTION ROOM ONE

13'2" x 13'0" (4.01 x 3.96)

UPVC front entrance door, UPVC double glazed window, central heating radiator, spotlights, cast iron multi fuel burning stove with a stone hearth and a wood beam mantle, television point and an oak single glazed door to the kitchen.

KITCHEN

13'0" x 12'8" (3.96 x 3.86)

UPVC double glazed window, a range of oak panelled wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer, electric oven with a four ring electric hob and extractor hood, plumbing for dishwasher & washing machine, space for fridge freezer, central heating radiator, under unit lighting, stairs to the first floor with an oak door to under stair storage, tiled flooring and an oak single glazed door to the back hall.

BACK HALL

4'7" x 4'3" (1.4 x 1.3)

Fitted cloak storage and shelving, stone flooring and a UPVC door to the rear.

FIRST FLOOR

LANDING

12'7" x 5'7" (3.84 x 1.7)

Loft access and doors to two bedrooms and the bathroom.

BEDROOM ONE

12'6" x 9'10" (3.81 x 3)

UPVC double glazed window, central heating radiator, fitted wardrobes and a television point.

BEDROOM TWO

9'7" x 9'7" (2.92 x 2.92)

Two UPVC double glazed windows, central heating radiator and over stair storage.

BATHROOM

7'0" x 5'1" (2.13 x 1.55)

Four piece suite comprising: low base W/C, pedestal wash basin, shower cubicle with a direct feed shower, panelled bath with a shower/mixer tap, spotlights, PVC panelled elevations, extractor fan, chrome heated towel rail and tiled flooring.

EXTERNAL

REAR

Enclosed paved yard with gated access to the rear where there is off road parking for two vehicles.

AGENTS NOTES

Council Tax band A.
EPC Rating D
The loft is boarded.



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