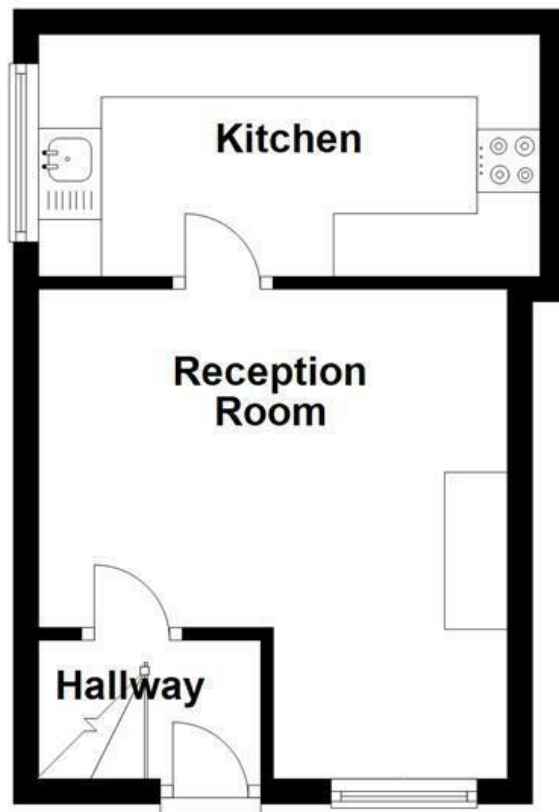
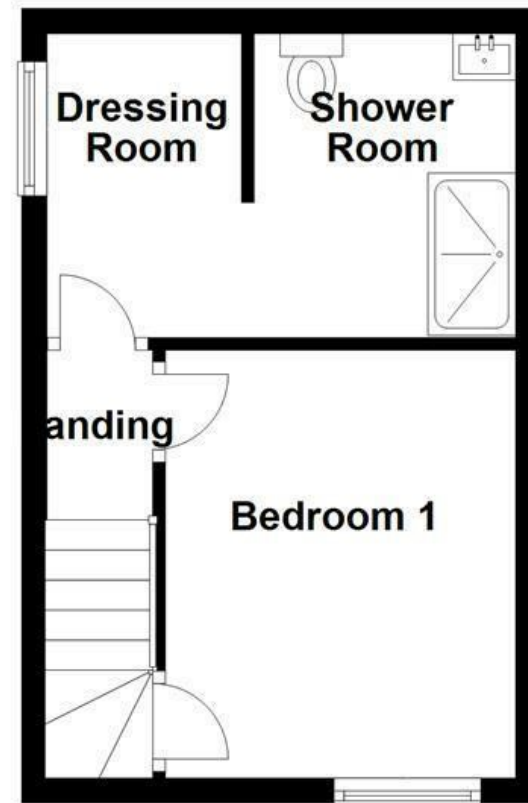


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	39	
(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.



## Railway View Road, Clitheroe, BB7 2HE

### £750

A NEUTRALLY FINISHED ONE BEDROOM HOME IN A CONVENIENT TOWN CENTRE LOCATION

Commanding an enviably convenient location with unrivaled access to Clitheroe Interchange for public transport links directly to Preston, Blackburn and Manchester, this one-bedroom, end-terraced home is being welcomed to the rental market. Perfectly suited for a single occupant or a professional couple looking for easy access to nearby shops and amenities that has been finished with neutral tones and contemporary fixtures and fittings.

The property comprises briefly, to the ground floor: entrance to a hallway with stairs leading to the first floor and door into a neutrally finished living room with an art deco style tiled fireplace surround and fitted alcove storage. The living room has a door leading to a contemporary fitted kitchen. To the first floor is a landing with doors leading to a bedroom and a dressing room. The dressing room has open access to a modern three-piece shower room.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Railway View Road, Clitheroe, BB7 2HE

## £750



- Close Proximity To Local Amenities
  - On Street Parking
  - Ideal For Single Occupancy Or Professional Couple
- Council Tax Band A
  - On Bedroom End Terraced Property
  - Modern Fitted Kitchen
- EPC Rating E
  - Contemporary Fitted Three Piece Shower Room With Open Access To A Dressing Room
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a hard wood door to hall.

#### Hallway

6'1 x 3'8 (1.85m x 1.12m)

Terracotta tiled flooring, stairs to first floor and door to reception room.

#### Reception Room

12'10 x 12'3 (3.91m x 3.73m)

Hard wood single glazed sash window, two electric radiators, Art Deco style tiled fireplace surround, fitted alcove storage and door to kitchen.

#### Kitchen

13'1 x 6'4 (3.99m x 1.93m)

Hard wood single glazed sash window, range of gloss wall and base units with wooden effect work tops, oven with four ring electric hob, extractor hood, glass splash back, stainless steel sink and drainer with mixer tap, plumbed for a washing machine, integrated fridge freezer, wine fridge, spotlights and tiled effect flooring.

### First Floor

#### Landing

Doors to a bedroom and dressing room.

#### Bedroom One

11'2 x 9'2 (3.40m x 2.79m)

Hard wood single glazed sash window, electric radiator and door to above stairs storage.

#### Dressing Room

8'5 x 5'1 (2.57m x 1.55m)

Hard wood single glazed half frosted sash window, electric radiator and open access to a shower room.

#### Shower Room

8'5 x 6'7 (2.57m x 2.01m)

Electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double enclosed electric feed shower, part tiled elevation, loft access, extractor fan, spotlights and tiled effect flooring.



Tel: 01282507250

www.keenans-estateagents.co.uk