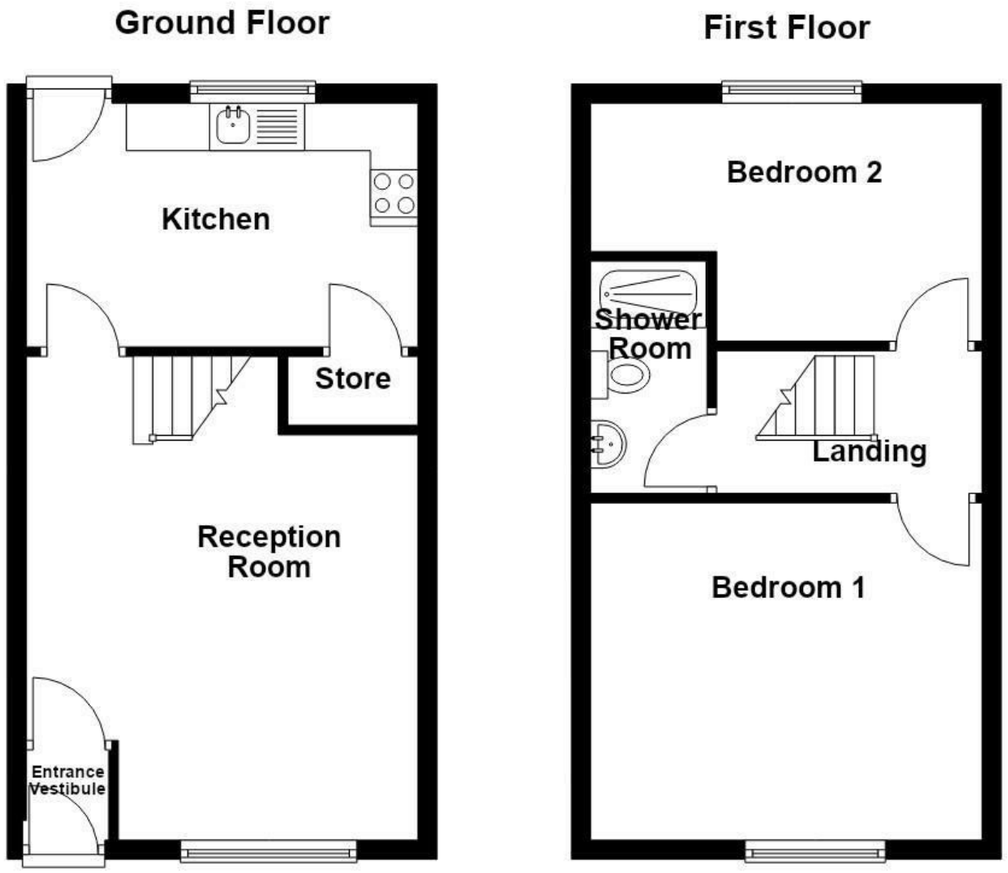
Keenans











Longworth Road, Clitheroe, BB7 9TP

£850 Per Month

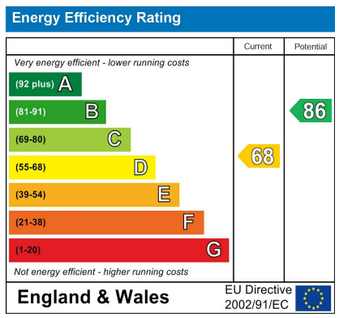
TWO BED TERRACE IN A POPULAR LOCATION

Conveniently situated in the heart of the highly popular Ribble Valley town of Billington, with great access to neighbouring towns of Whalley, Clitheroe and Langho, this deceptively spacious two-bedroom mid-terraced property is finished throughout with neutral tones. The property is ideally suited for a professional couple or young family.

To the ground floor; entrance through the vestibule to a neutrally finished reception room with access to a contemporary fitted kitchen with high gloss units and complementary work surfaces. The kitchen has stairs leading to the first floor and a door leading to the rear yard. To the first floor is a landing with doors leading to two bedrooms and a three-piece shower room.

Externally the property boasts an enclosed rear yard with gate leading to a shared access road.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.



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.

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Longworth Road, Clitheroe, BB7 9TP

£850 Per Month

2 1 1 D

- Mid Terrace Property
- Contemporary Fitted Kitchen
- Neutral Décor Throughout
- EPC Rating D
- Two Double Bedrooms
- Three Piece Shower Room
- Popular Location
- Spacious Living Room
- Enclosed Rear Yard
- Council Tax Band A

GROUND FLOOR

ENTRANCE VESTIBULE

3'0" x 2'10" (0.91 x 0.86)

Composite double glazed front entrance door with transom window over opens into the entrance vestibule with alarm panel, tiled flooring and a door to reception room one.

RECEPTION ROOM ONE

13'11" x 13'6" (4.24 x 4.11)

UPVC double glazed window, central heating radiator, tiled flooring, television point, cupboard housing gas and electric meters and the consumer unit and a door to the kitchen.

KITCHEN

13'6" x 8'5" (4.11 x 2.57)

Fitted with a range of gloss wall, base and drawer units with complementary work surfaces and up stands, inset stainless steel sink, drainer and mixer tap, integrated Lamona oven with electric hob and extractor canopy over with tiled splash back, breakfast bar, integrated fridge / freezer, space and plumbing for washing machine, boiler in cupboard, ceiling spot lights, stairs leading to the first floor, under stairs storage cupboard, central heating radiator and a UPVC double glazed window and UPVC double glazed door to the rear.

FIRST FLOOR

LANDING

Stairs leading from the ground floor, loft access, smoke alarm and doors to the bedrooms and shower room.

BEDROOM ONE

13'6" x 11'0" (4.11 x 3.35)

UPVC double glazed window and a central heating radiator.

BEDROOM TWO

13'8" x 8'7" (4.17 x 2.62)

UPVC double glazed window and a central heating radiator.

SHOWER ROOM

8'0" x 4'2" (2.44 x 1.27)

The shower room is fitted with a white three piece suite comprising close couple WC, pedestal wash basin and double shower cubicle with direct feed shower and UPVC wet wall, chrome towel radiator, part tiled elevations, wall mounted towel rack and mirror, tiled flooring, ceiling spot lights and extractor fan.

EXTERNAL

FRONT

On street parking.

REAR

Enclosed paved rear yard with outside tap and gated access to the rear.

AGENTS NOTES

EPC Rating D.
Council Tax Band A.










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