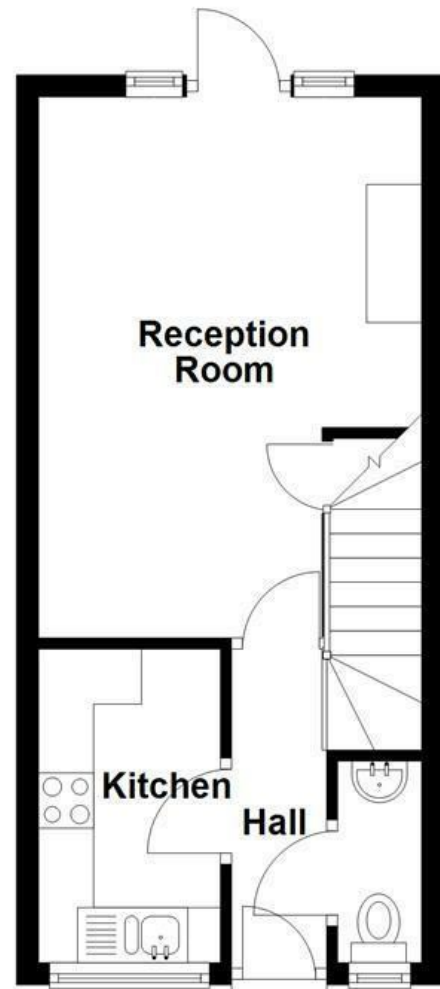
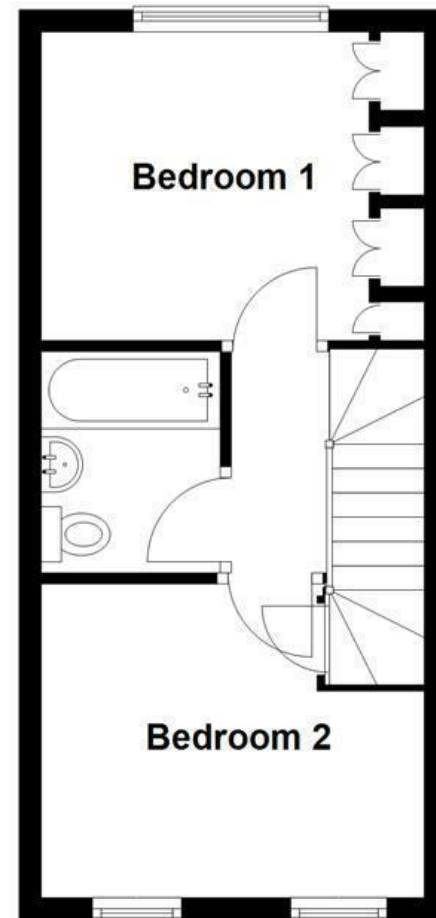


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

Bracken Hey, Clitheroe, BB7 1LW

£900 Per Month

TWO BEDROOM HOME IN A POPULAR LOCATION WITH A GARAGE & PARKING

Nestled in the charming area of Bracken Hey, Clitheroe, this delightful two-bedroom house presents an excellent opportunity for a professional couple or a small family seeking a comfortable and inviting home. With two generously sized bedrooms, there is ample space for rest and privacy. The bathroom is conveniently located, catering to the needs of modern living.

Bracken Hey is renowned for its family-friendly environment, making it an ideal location for those looking to settle down. The area is well-served by nearby schools and amenities, ensuring that daily necessities are within easy reach. This combination of convenience and community makes the property particularly appealing.

In summary, this house in Bracken Hey offers a wonderful blend of comfort, space, and accessibility, making it a perfect choice for anyone looking to enjoy the best of Clitheroe living. Don't miss the chance to make this lovely property your new home.

Accompanying the property further, comes a single garage with 2 parking spaces

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Bracken Hey, Clitheroe, BB7 1LW

£900 Per Month



- Mid Terrace Property
- Two Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- Front & Rear Gardens

Ground Floor

Entrance

Entrance door leading to the hallway.

Hallway

9'5 x 2'10 (2.87m x 0.86m)

Central heating radiator, smoke alarm, wooden effect flooring, stairs leading to the first floor, doors to a WC, kitchen, and reception room.

WC

6' x 2'6 (1.83m x 0.76m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with mixer taps, coving to the ceiling, vinyl flooring.

Kitchen

9'4 x 5'5 (2.84m x 1.65m)

UPVC double glazed window, wall and base units with laminate work surfaces, oven with a four ring electric hob, extractor hood and tiled splashbacks, stainless steel one and a half bowl sink with draining board and mixer taps, space for a fridge freezer, plumbing for a washing machine or dishwasher, coving to the ceiling, carbon monoxide alarm.

Reception Room

16'1 x 12'3 (4.90m x 3.73m)

Central heating radiator, coving to the ceiling, dado railing, electric fire with marble hearth and surround, wooden effect flooring, door to understairs storage, UPVC double glazed door to the rear.

First Floor

Landing

Loft access and smoke alarm, coving to the ceiling, central heating radiator, doors leading to two bedrooms and a bathroom.

Bedroom One

12'3 x 9'4 (3.73m x 2.84m)

UPVC double glazed window, central heating radiator, fitted wardrobes, dado railing.

Bedroom Two

12'3 x 9'3 (3.73m x 2.82m)

Two UPVC double glazed window, central heating radiator, coving to the ceiling, above stairs storage.

Bathroom

6'7 x 5'4 (2.01m x 1.63m)

Central heating radiator, low basin WC, pedestal wash basin with mixer taps, panel bath with mixer taps and overhead direct feed shower, extractor fan, coving to the ceiling, fully tiled elevations, vinyl flooring.

Exterior

Rear

Enclosed yard with gravel chippings and paving.

Front

Laid to lawn with bedding areas and path leading to the front entrance door.



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