



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		

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Hayhurst Street, Clitheroe, BB7 1ND

£169,950

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Presenting Hayhurst Street in Clitheroe, this deceptively charming mid-terrace house offers a delightful living experience. With two generously sized bedrooms, this property is perfect for small families or those seeking a comfortable home.

As you enter, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The open archway leads you seamlessly into the dining room, creating a wonderful flow between the living spaces. The kitchen is equipped with fitted appliances, making it both functional and convenient for everyday cooking.

Upstairs, you will find two good-sized bedrooms that offer ample space for rest and personalisation. The family bathroom is well-appointed, ensuring that all your needs are met.

One of the standout features of this property is the lovely rear yard, which provides a private outdoor space for enjoying the fresh air, gardening, or hosting gatherings with friends and family.

This terraced house on Hayhurst Street is not just a home; it is a perfect blend of comfort and practicality, situated in a desirable area of Clitheroe. With its spacious interiors and charming outdoor space, this property is an excellent opportunity for anyone looking to settle in this picturesque town.

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- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Two Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating TBC
 - Ideal Home For A Small Family Or First Time Buy
 - Ample Rear Garden Space

Ground Floor

Enclosed paved garden, slate and stone chippings, bedding areas, mature shrubs, timber shed and gate to shared access road.

Entrance

UPVC frosted single glazed door to hall.

Hall

14'10 x 6'6 (4.52m x 1.98m)

Central heating radiator, smoke alarm, meter cupboard, stairs to first floor, doors to kitchen, reception room and wood effect laminate flooring.

Reception Room

15'6 x 13'5 (4.72m x 4.09m)

UPVC double glazed window, central heating radiator, picture rail, open coal fire place with tiled surround and wood mantle and television point.

Kitchen

11'11 x 8'11 (3.63m x 2.72m)

Two UPVC double glazed windows, range of wall and base units, granite effect work tops, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, integrated fridge freezer and dishwasher, spotlights, tiled floor and open access to dining room.

Dining Room

7'9 x 7'9 (2.36m x 2.36m)

UPVC double glazed window, central heating radiator, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

15'1 x 6'4 (4.60m x 1.93m)

UPVC double glazed window, loft access, doors to two bedrooms, bathroom and storage.

Bedroom One

13'5 x 12'2 (4.09m x 3.71m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

13'7 x 11'7 (4.14m x 3.53m)

UPVC double glazed window and central heating radiator.

Bathroom

8'3 x 6'3 (2.51m x 1.91m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, P shaped bath with mixer tap, overhead direct feed shower, tiled elevation and wood effect flooring.

External

Front

Enclosed paved courtyard with slate chippings.

Rear



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