



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		
	60	80
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.

St Pauls Street, Clitheroe, BB7 2LS

Offers Over £215,000

A GORGEOUS THREE BEDROOM BAY FRONTED HOME

Nestled on St Pauls Street in the charming town of Clitheroe, this beautifully presented, recently renovated three-bedroom bay fronted mid-terrace home is a delightful find. Perfectly suited for first-time buyers or small families, this property offers a wonderful opportunity to settle into a vibrant community with excellent access to local amenities and schools.

Upon entering, you will be greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The generous kitchen is well-equipped, making it ideal for family meals and gatherings. The modern bathroom suite adds a touch of contemporary elegance, ensuring comfort and convenience for all residents.

The low-maintenance exteriors of the property allow for easy upkeep, giving you more time to enjoy the nearby riverside walks along the picturesque River Ribble and chance to explore the natural beauty that surrounds Clitheroe. The rear yard is a south-facing sun trap offering a peaceful retreat to enjoy the sunshine all day long.

With its inviting atmosphere and move-in ready condition, this mid-terrace home is a fantastic choice for those seeking a blend of comfort and practicality. Don't miss the opportunity to make this lovely property your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

St Pauls Street, Clitheroe, BB7 2LS

Offers Over £215,000

 3  1  2  D

- Recently Renovated Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - South-Facing Sun Trap Rear Yard
 - Council Tax Band B

Ground Floor

Entrance Hall

14'9 x 3'4 (4.50m x 1.02m)
Hardwood front door, central heating radiator, cornice coving, wood effect flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

14'0 x 11'1 (4.27m x 3.38m)
UPVC triple glazed bay window, central heating radiator, cornice coving, picture rail, cast iron log burner with stone hearth and exposed brick surround, television point and sliding door to reception room two.

Reception Room Two

15'3 x 11'9 (4.65m x 3.58m)
UPVC double glazed window, central heating radiator, picture rail, fitted alcove storage and door to kitchen.

Kitchen

14'5 x 8'4 (4.39m x 2.54m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with solid wood work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise oven, four ring induction hob and extractor hood, space for fridge, integrated freezer, plumbing for washing machine, space for dryer, plumbing for dishwasher, under unit lighting, enclosed combi boiler, tiled flooring, understairs storage and UPVC double glazed door to rear.

First Floor

Landing

21'0 x 5'4 (6.40m x 1.63m)
Loft access, fitted storage, doors leading to three bedrooms and bathroom.

Bedroom One

15'0 x 11'9 (4.57m x 3.58m)
Two hardwood double glazed windows, central heating radiator, coving and picture rail.

Bedroom Two

13'11 x 9'6 (4.24m x 2.90m)
UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

8'7 x 8'6 (2.62m x 2.59m)
UPVC double glazed window and central heating radiator.

Bathroom

5'7 x 5'5 (1.70m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights, extractor fan and wood effect flooring.

External

Rear

Enclosed yard with covered storage.



Tel: 01200422824

www.keenans-estateagents.co.uk