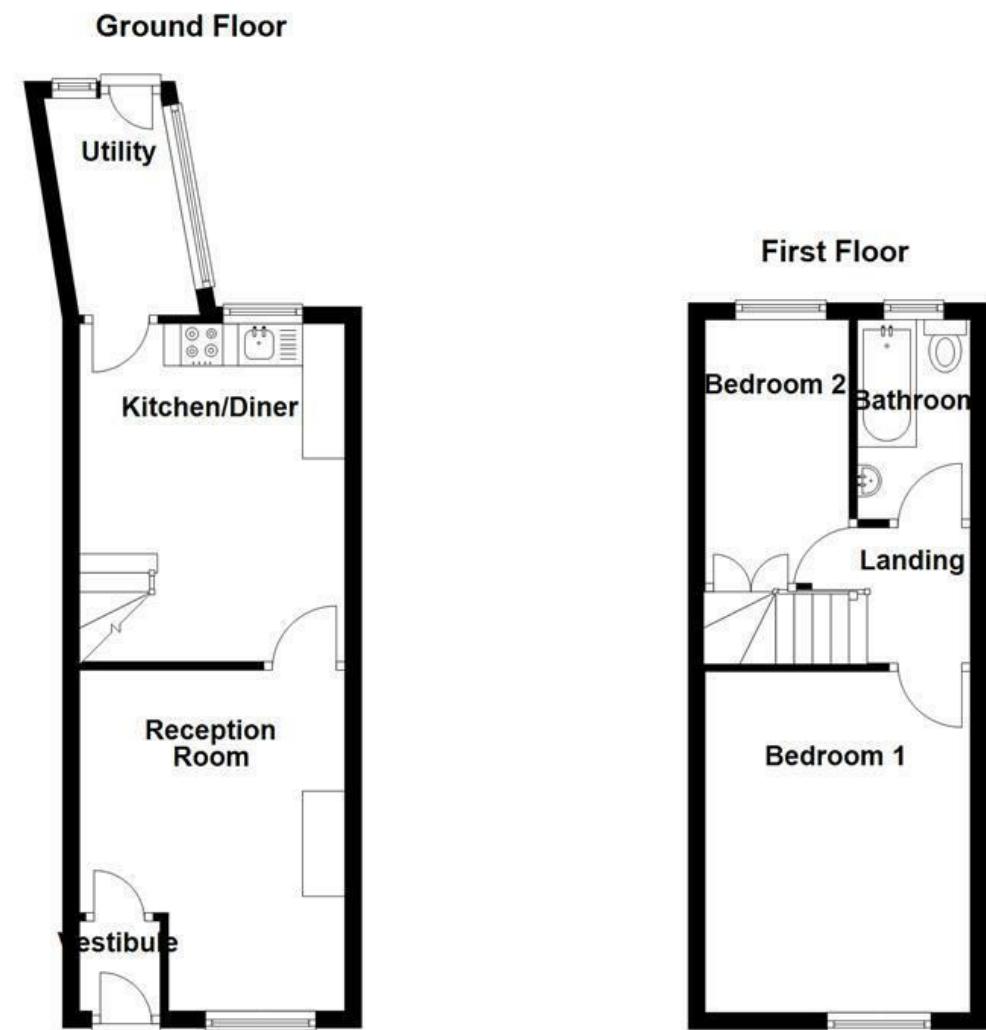
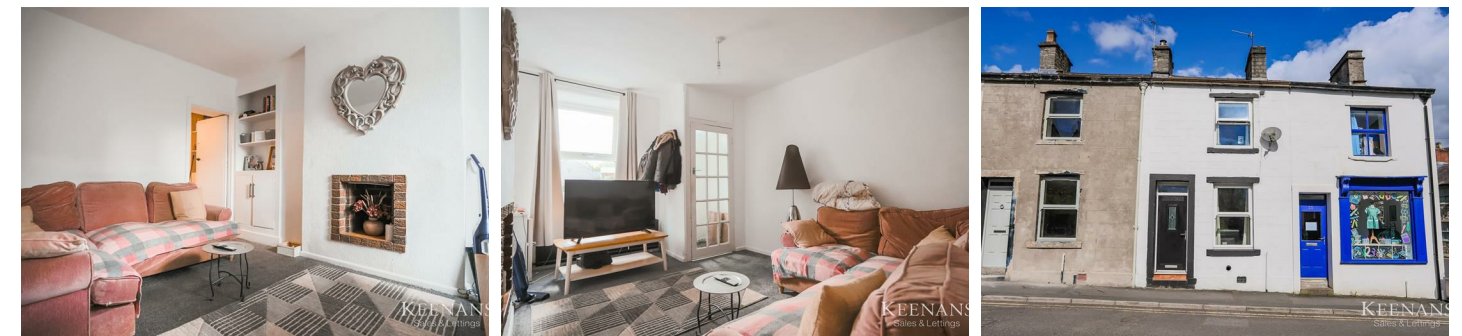




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.



Lowergate, Clitheroe, BB7 1AD

Offers Over £125,000

THE PERFECT FIRST TIME HOME OR RENTAL OPPORTUNITY

Welcome to this charming mid-terrace house located in the heart of Lowergate, Clitheroe. This property boasts a cosy reception room, two comfortable bedrooms, and a well-maintained bathroom, making it an ideal choice for those looking for their first home or a lucrative rental opportunity.

One of the standout features of this property is its unrivalled access to the town centre amenities, ensuring that everything you need is just a stone's throw away. The spacious kitchen diner is perfect for hosting family and friends, and the additional utility room adds a touch of convenience to your daily routine.

Outside, you'll find a low-maintenance rear yard. The generously sized main bedroom offers a peaceful retreat at the end of a long day, ensuring you always have a comfortable space to unwind.

Don't miss out on the chance to make this lovely property your own and experience the best of Clitheroe living. Contact us today to arrange a viewing and take the first step towards calling this house your home.

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Lowergate, Clitheroe, BB7 1AD

Offers Over £125,000

 2  1  1  D

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Two Bedroom Mid Terraced Property
 - Enclosed Rear Yard
- EPC Rating D
 - Ideal First Time Buy Or Investment Opportunity
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance
Composite double glazed frosted door to vestibule.

Vestibule
3'6 x 3' (1.07m x 0.91m)
Door to reception room one.

Reception Room One
13'4 x 10'4 (4.06m x 3.15m)
UPVC double glazed window and central heating radiator.

Kitchen
13'2 x 10'1 (4.01m x 3.07m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units, laminate work tops, oven, four ring gas hob, composite sink and drainer with mixer tap, plumbed for washing machine, wood effect flooring, stairs to first floor and door to utility.

Utility
8'5 x 4'8 (2.57m x 1.42m)
UPVC double glazed window, central heating radiator, wood effect flooring, space for fridge and UPVC door to rear.

First Floor

Landing
Doors to two bedrooms and bathroom.

Bedroom One
13' x 10'6 (3.96m x 3.20m)
UPVC double glazed window and central heating radiator.

Bedroom Two
11'2 x 5'2 (3.40m x 1.57m)
UPVC double glazed window and central heating radiator.

Bathroom
7'8 x 4'9 (2.34m x 1.45m)
UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin, wood panelled bath with over head electric feed shower, part tiled elevation and wood effect flooring.

External

Rear
Enclosed yard.



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