



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Brownlow Street, Clitheroe, BB7 1EG

### £180,000

#### THE PERFECT HOME

Nestled in the charming market town of Clitheroe, this exquisite mid-terraced house on Brownlow Street offers a perfect blend of modern living and classic elegance. Built in 1900, this property has been meticulously updated to the highest standard, showcasing immaculate presentation and stylish interiors throughout.

Spanning an impressive 1,098 square feet, the home features a welcoming reception room that leads to a fantastic kitchen extension, ideal for both entertaining and everyday family life. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. Additionally, a converted loft room currently serves as a third bedroom, adding versatility to the living arrangements.

This delightful residence is an ideal first-time home, allowing potential buyers to move in with ease and comfort. Its prime location places you just a stone's throw from the bustling town centre, where you can enjoy a variety of shops, cafes, and local amenities. Furthermore, the property is conveniently situated near bus routes and local schools, as well as major motorway links, ensuring excellent connectivity for commuters.

This outstanding home is a true credit to its current owners, who have created a luxurious and desirable space perfect for small families or couples. With its stylish features and prime location, this property is not to be missed.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.



Brownlow Street, Clitheroe, BB7 1EG  
£180,000



- Beautifully Presented Mid Terrace Property
- Versatile Loft Room
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Move-in Ready
- Tenure Leasehold
- Four Piece Bathroom Suite
- Desirable Location
- Council Tax Band A

Ground Floor

Entrance Vestibule  
3'11 x 3'2 (1.19m x 0.97m)

Reception Room One  
15'7 x 13'9 (4.75m x 4.19m)

Reception Room Two  
12'4 x 12'1 (3.76m x 3.68m)

Kitchen  
13'10 x 8'0 (4.22m x 2.44m)

First Floor

Landing  
13'4 x 5'4 (4.06m x 1.63m )

Bedroom One  
15'11 x 9'3 (4.85m x 2.82m)

Bedroom Two  
13'0 x 6'11 (3.96m x 2.11m)

Bathroom  
10'5 x 9'5 (3.18m x 2.87m )

Second Floor

Loft Room  
14'9 x 9'8 (4.50m x 2.95m)

