



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		

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## Cockerill Terrace, Clitheroe, BB7 9AU

### £189,950

MID TERRACE HOME IN SOUGHT AFTER LOCATION

Nestled in the desirable area of Cockerill Terrace, Barrow, Clitheroe, this charming mid-terrace home offers a perfect blend of comfort and convenience. Spanning an impressive 861 square feet, the property features two spacious double bedrooms, ideal for families or those seeking extra space for guests.

Upon entering, you are welcomed into two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The fitted kitchen is both functional and inviting, complemented by an additional utility room that enhances practicality for everyday living. The three-piece bathroom suite is thoughtfully designed, ensuring comfort and ease for all residents.

The low-maintenance rear yard presents an excellent opportunity for outdoor enjoyment without the burden of extensive upkeep, making it perfect for those with a busy lifestyle.

This home is situated in a sought-after location, offering easy access to local amenities and transport links, making it an ideal choice for both first-time buyers and those looking to downsize. With its appealing features and prime location, this property is not to be missed.

# Cockerill Terrace, Clitheroe, BB7 9AU

£189,950



- Spacious Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating TBC
- Two Double Bedrooms
- Additional Utility Room
- Tenure Freehold
- Three Piece Bathroom Suite
- Sought After Location
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

3'5 x 3'1 (1.04m x 0.94m )

Composite front door and hardwood single glazed door to reception room one.

### Reception Room One

13'5 x 12'7 (4.09m x 3.84m)

UPVC double glazed window, central heating radiator, gas fire with slate hearth and wooden mantel, integrated alcove storage and shelving, wood effect laminate flooring and door to reception room two.

### Reception Room Two

13'3 x 12'11 (4.04m x 3.94m)

Central heating radiator, open exposed brick fireplace, under stairs storage, hardwood single glazed frosted doors to kitchen, utility and stairs to first floor.

### Kitchen

12'0 x 5'11 (3.66m x 1.80m)

UPVC double glazed window, central heating radiator, loft access, range of wall and base units with laminate work surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, composite one and a half bowl sink and drainer with mixer tap, space for fridge freezer, Biasi combi boiler, spotlights and tiled effect vinyl flooring.

### Utility

12'0 x 5'6 (3.66m x 1.68m )

Velux window, central heating radiator, base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, plumbing for washing machine, space for dryer, wood effect vinyl flooring and hardwood single glazed double doors to rear.

## First Floor

### Landing

6'8 x 6'5 (2.03m x 1.96m)

Loft access, doors leading to two bedrooms and bathroom.

### Bedroom One

12'11 x 10'2 (3.94m x 3.10m )

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Two

12'11 x 10'0 (3.94m x 3.05m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'0 x 5'2 (1.83m x 1.57m )

Central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, tiled panel bath with traditional taps and overhead direct feed rainfall shower, tiled elevations, spotlights, extractor fan and tiled effect vinyl flooring.

## External

## Rear

Enclosed yard with Indian stone paving, artificial lawn, shed and gate to shared access.

## Front

Hedge enclosed forecourt with stone chippings.



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