



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Taylor Street, Clitheroe, BB7 1NL

£155,000

THE PERFECT FIRST TIME HOME

Nestled in the charming market town of Clitheroe, this outstanding mid-terraced house on Taylor Street is a true gem. Having been presented and updated to the highest standard, this property boasts immaculate presentation throughout, making it an ideal choice for those seeking a home that is ready to move into without delay.

Upon entering, you will find two inviting living areas that provide ample space for relaxation and entertainment. The fantastic kitchen extension is a highlight, offering a modern and functional space for culinary enthusiasts. With two generously sized double bedrooms, this home is perfectly suited for a small family or a couple looking for comfort and style.

The property features neutral decoration, allowing you to easily personalise the space to your taste. Additionally, there is no chain delay, ensuring a smooth transition into your new home.

Conveniently located in the heart of Clitheroe, you will find yourself just a stone's throw away from a variety of local amenities, including shops, cafes, and restaurants. Excellent transport links, including bus routes and a nearby train station, make commuting a breeze, while major motorway connections are also easily accessible.

This delightful property offers a wonderful opportunity to enjoy the vibrant lifestyle that Clitheroe has to offer. Don't miss your chance to make this house your home.

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

Taylor Street, Clitheroe, BB7 1NL
£155,000

2 1 2 D

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom
 - Close Proximity To Local Amenities
- Council Tax Band A
 - No Chain Delay
 - Low Maintenance Paved Rear Garden
- EPC Rating D
 - Two Well Proportioned Bedrooms
 - Easy Access To Major Network Link

Ground Floor

Entrance Vestibule
3'5 x 3'2 (1.04m x 0.97m)

Hall
13'4 x 3'2 (4.06m x 0.97m)

Reception Room One
13'2 x 9'8 (4.01m x 2.95m)

Reception Room Two
15'8 x 13'4 (4.78m x 4.06m)

Kitchen
18'11 x 7'4 (5.77m x 2.24m)

First Floor

Landing
5'7 x 5'8 (1.70m x 1.73m)

Bedroom One
14'8 x 13'4 (4.47m x 4.06m)

Bedroom Two
14'3 x 7'4 (4.34m x 2.24m)

Bathroom
9'9 x 5'7 (2.97m x 1.70m)



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