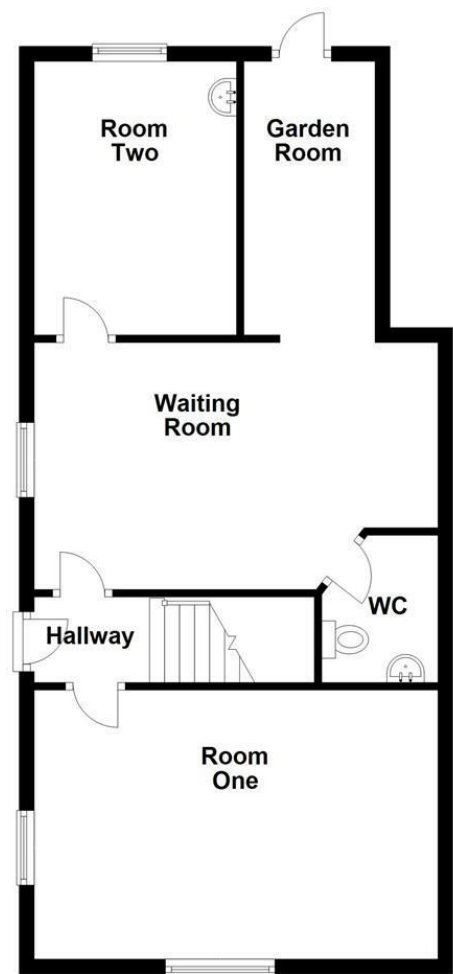
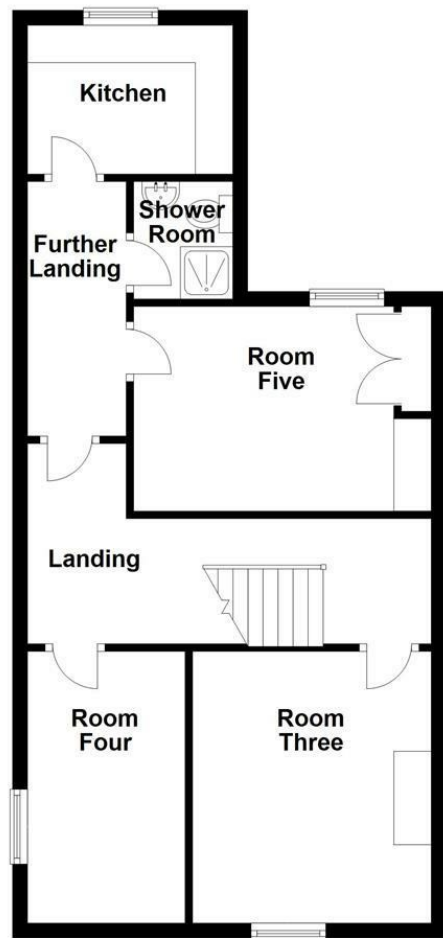


Ground Floor



First Floor



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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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.



Chatburn Road, Clitheroe, BB7 2AP

£220,000

A SURPRISINGLY SPACIOUS END-TERRACE HOME WITH SUPERB POTENTIAL

Situated in the heart of a popular area of Clitheroe, this deceptively spacious, end-terrace home is being welcomed to the property market. Offering versatile, well-proportioned rooms throughout, the property provides a blank canvas for full customisation to suit any prospective purchaser. With easy access to local amenities and renowned schools, the property is also perfectly located for access to major commuter routes along the A59 towards Skipton, Blackburn, and Preston.

The property comprises briefly, to the ground floor; entrance from the side elevation to the hallway with stairs leading to the first floor and doors providing access to two well-proportioned rooms, the second of which has doors leading to a downstairs WC, garden room and further room to the rear. To the first floor is a landing and further landing with doors leading to three more rooms, shower room and kitchen. Externally the property boasts off-road parking to the rear for one vehicle and a small front garden with wrought iron palisade fence and bedding areas.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Chatburn Road, Clitheroe, BB7 2AP

£220,000



- Commercial Property
- Close to town Centre
- NO CHAIN DELAY
- Off Road Parking
- Fantastic Potential
- Viewings Reccomended

Ground Floor

Entrance Hallway

7' x 3'8 (2.13m x 1.12m)

Hardwood entrance door, stairs to the first floor and doors to room one and waiting room.

Room One

17'9 x 11'10 (5.41m x 3.61m)

Two UPVC double glazed windows, two central heating radiators, cast iron gas fire with tiled surround, cornice coving and ceiling rose.

Waiting Room

18' x 10'10 (5.49m x 3.30m)

UPVC double glazed window, central heating radiator, cast iron fireplace, doors to WC and room two and open to the garden room.

Garden Room

11'10 x 5'9 (3.61m x 1.75m)

Double glazed sloped roof, central heating radiator and composite double glazed door to the rear.

WC

6'6 x 5'1 (1.98m x 1.55m)

Low basin WC, pedestal wash basin and vinyl flooring.

Room Two

12' x 8'11 (3.66m x 2.72m)

UPVC double glazed window, central heating radiator and vanity top wash basin.

First Floor

Landing

Loft access, central heating radiator and doors to two rooms and the further landing.

Room Three

11'10 x 10'5 (3.61m x 3.18m)

UPVC double glazed window, central heating radiator, cast iron fireplace, pedestal wash basin, coving and wood effect flooring.

Bedroom Four

11'11 x 6'11 (3.63m x 2.11m)

UPVC double glazed window and central heating radiator.

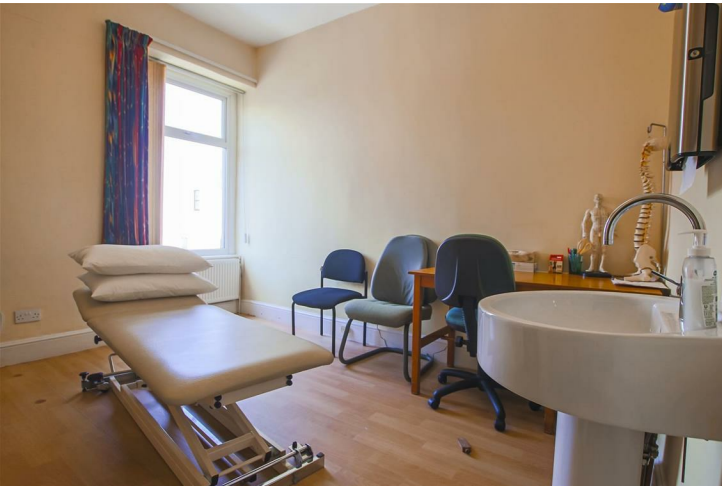
Further Landing

UPVC double glazed window and doors to room five, shower room and kitchen.

Room Five

13'1 x 8'10 (3.99m x 2.69m)

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



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