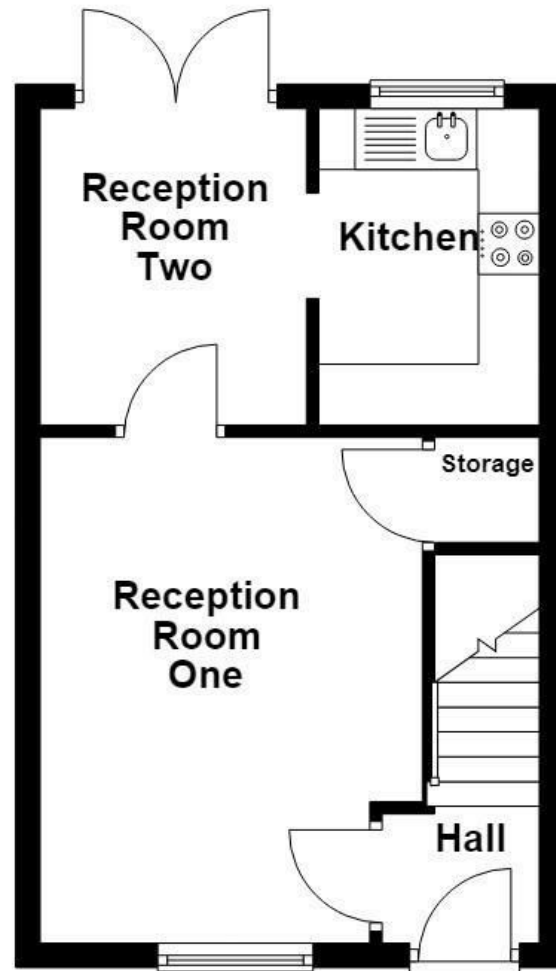
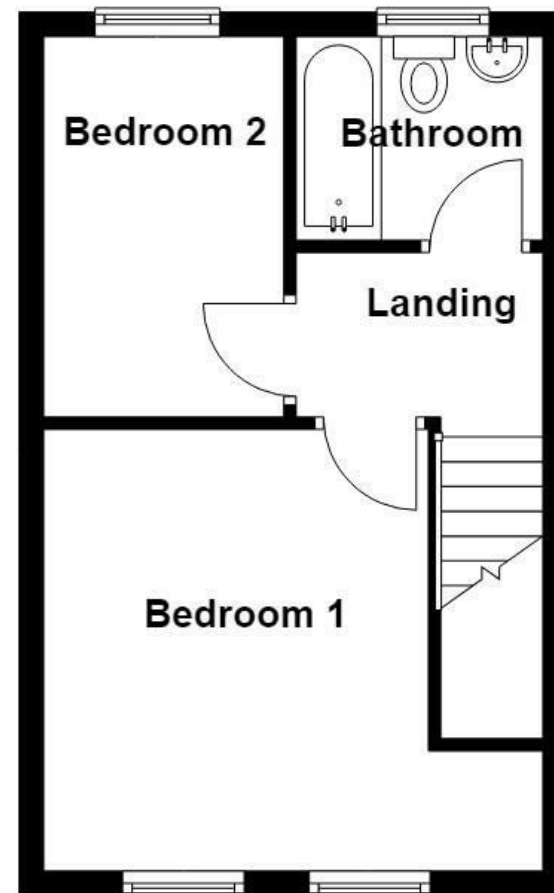


## Ground Floor



## First Floor



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>88</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.

## Alleys Green, Clitheroe, BB7 2AE

### £159,950

A NOT TO BE MISSED TWO BEDROOM PROPERTY IN CLITHEROE

Nestled in the charming area of Alleys Green, Clitheroe, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers and investors alike. Spanning a comfortable 603 square feet, the property boasts a well-proportioned reception room that invites warmth and light, creating a welcoming atmosphere for both relaxation and entertaining.

The two bedrooms offer ample space, making them ideal for a small family or as guest rooms. The bathroom is conveniently located, ensuring practicality for everyday living. This home is situated in a desirable location within the Ribble Valley, known for its picturesque landscapes and vibrant community spirit. Residents will appreciate the close proximity to local amenities, including shops, schools, and parks, all within easy reach.

Moreover, this property holds significant potential for those looking to add value. With a little creativity and investment, you can transform this house into your dream home or enhance its appeal for rental purposes. The combination of a prime location, spacious living areas, and the opportunity for improvement makes this terraced house a compelling choice for anyone seeking a property in Clitheroe.

In summary, this charming home in Alleys Green is not just a place to live; it is a canvas for your aspirations. Whether you are embarking on your journey as a homeowner or looking to expand your investment portfolio, this property is well worth your consideration.

# Alleys Green, Clitheroe, BB7 2AE

£159,950

2 1 1 D

- Tenure Freehold
  - Off Road Parking
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Two Well Proportioned Bedrooms
  - Enviaible Garden Space
- EPC Rating D
  - Ideal First Time Buy Or Investment Opportunity
  - Sought After Location

## Ground Floor

**Hallway**  
12'0 x 4'3 (3.66m x 1.30m)

**Reception Room One**  
13'7 x 10'3 (4.14m x 3.12m)

**Reception Room Two**  
8'6 x 7'2 (2.59m x 2.18m)

**Kitchen**  
8'5 x 6'0 (2.57m x 1.83m)

## First Floor

**Landing**  
9'4 x 6'8 (2.84m x 2.03m)

**Bedroom One**  
13'5 x 11'8 (4.09m x 3.56m)

**Bedroom Two**  
10'3 x 6'6 (3.12m x 1.98m)

**Bathroom**  
6'5 x 5'6 (1.96m x 1.68m)

## External

**Rear**  
Enclosed garden space with bedding areas, mature shrubs, stone chippings, timber shed and gate to shared access road.

**Front**  
Paving and stone chippings leading to front entrance door.

