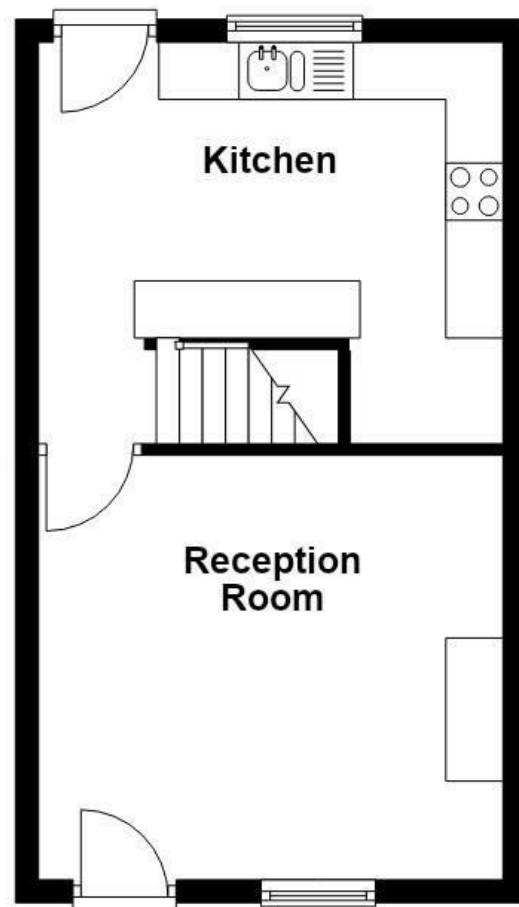
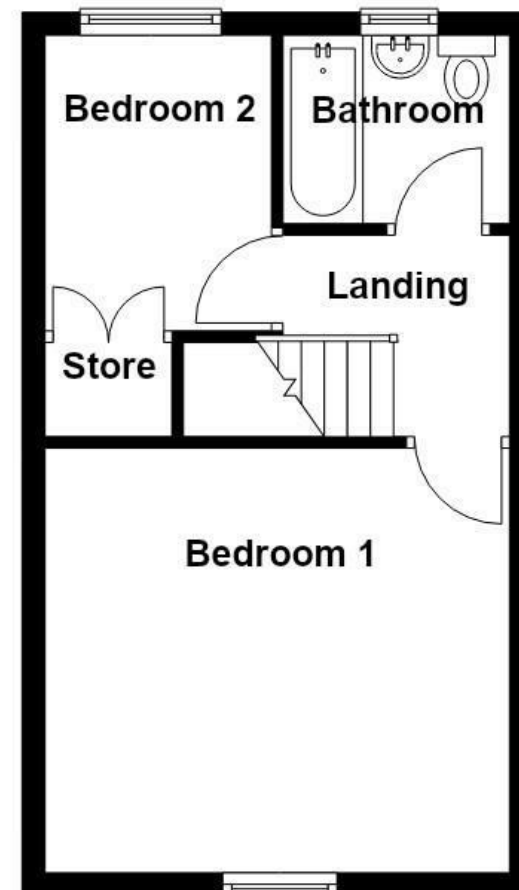


Ground Floor



First Floor



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Brook Street, Clitheroe, BB7 1NR

£125,000

AN ENVIABLE MID TERRACED PROPERTY

Positioned on Brook Street, within easy reach of the heart of Clitheroe, this beautifully updated two-bedroom terraced property offers an exceptional opportunity for first-time buyers, professionals and investors alike. Finished to an impressive standard throughout and offered to the market with no onward chain, the property provides a complete blank canvas, ready for its new owner to simply move in and make their own.

The accommodation has been thoughtfully updated with a strong emphasis on quality, creating a fresh and contemporary interior whilst retaining the comfortable proportions expected of a traditional terraced home. The ground floor comprises a spacious and welcoming lounge alongside a generous kitchen/breakfast room, providing an excellent everyday living and entertaining space. To the first floor are two well-proportioned bedrooms and a stylish bathroom, while externally the property benefits from an enclosed yard to the rear.

Its location further enhances its appeal. Clitheroe is a thriving historic market town at the heart of the Ribble Valley, renowned for its independent shops, cafés, restaurants, traditional pubs and contemporary bars. The town is also home to the landmark Clitheroe Castle and its extensive parkland, while the popular Edisford Bridge provides picturesque riverside walks and recreational space along the River Ribble.

With Clitheroe town centre just a stone's throw away, an immaculate high-quality finish and the significant advantage of no chain delay, this is a superb turnkey home in one of the Ribble Valley's most desirable market towns. Equally suited to those taking their first step onto the property ladder or investors seeking a highly attractive rental opportunity, this outstanding home is not to be missed.

Brook Street, Clitheroe, BB7 1NR

£125,000

 2  1  1  D

- Tenure Freehold
 - On Street Parking
 - Beautifully Presented
 - Perfect First Time Home
- Council Tax Band A
 - An Envidable Mid Terraced Property
 - Modern Finish
- EPC Rating D
 - Town Centre Location
 - No Chain Delay

Ground Floor

Reception Room
13'4 x 12'2 (4.06m x 3.71m)

Inner Hallway
3'1 x 2'8 (0.94m x 0.81m)

Kitchen
13'4 x 8'6 (4.06m x 2.59m)

First Floor

Landing
6'7 x 5'5 (2.01m x 1.65m)

Bedroom One
13'4 x 12'2 (4.06m x 3.71m)

Bedroom Two
8'6 x 6'6 (2.59m x 1.98m)

Bathroom
6'7 x 5'4 (2.01m x 1.63m)

External

Rear
Enclosed yard at the rear.

