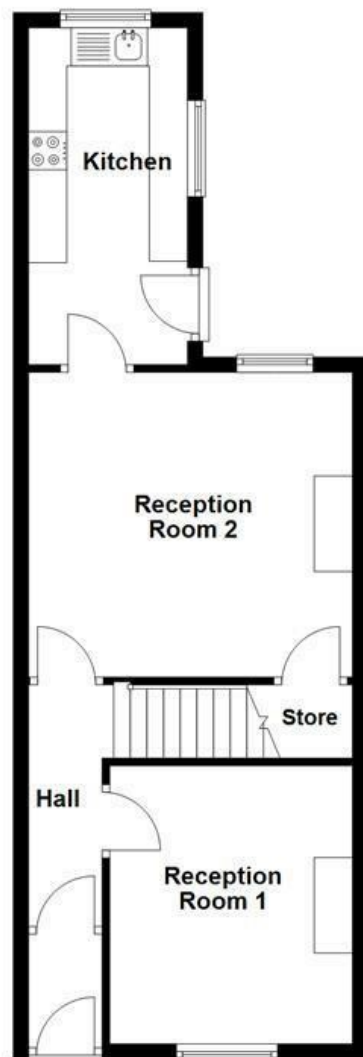
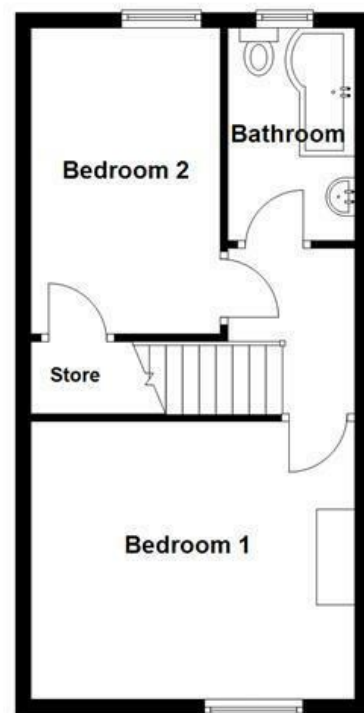


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			75
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.

## Salthill Road, Clitheroe, BB7 1PE

### £170,000

#### THE IDEAL FIRST TIME HOME

Situated in a popular area of Clitheroe, this charming mid-terrace house is the epitome of a perfect home. Boasting two reception rooms, two cosy bedrooms, and a well-appointed bathroom, this property is ideal for those seeking their first home.

The house is neutrally finished throughout, offering a blank canvas for you to make it your own.

Convenience is key with this home, as it provides easy access to local amenities and commuter routes along the A59 towards Preston and Blackburn. Whether you're heading to work or exploring the nearby towns, this location makes it all easily accessible.

Step outside into a sizeable rear yard which is the perfect spot to sit back, unwind, and enjoy some fresh air after a long day.

Don't miss out on the opportunity to make this delightful property your own.

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# Salthill Road, Clitheroe, BB7 1PE

£170,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- Viewing Essential
- Two Generously Sized Bedrooms
- Fitted Kitchen And Three Piece bathroom Suite
- Enclosed Rear Yard
- Ideal First Time Buy
- Easy Access To Major Network Links

## Ground Floor

Block paved and bedding plants.

### Entrance Vestibule

4'9" x 3'2" (1.45 x 0.99)

Hard wood door leading to hallway.

### Hallway

10'5" x 3'2" (3.18 x 0.99)

Central heating radiator, cornice coving, doors leading to two reception rooms and stairs to first floor.

### Reception Room One

10'5" x 11'11" (3.18 x 3.65)

UPVC double glazed window, central heating radiator, living flame gas fire and cornice coving.

### Reception Room Two

13'1" x 14'0" (4.01 x 4.29)

UPVC double glazed window, central heating radiator, coving to ceiling, open fire range, doors to understairs storage and kitchen.

### Kitchen

14'5" x 6'10" (4.4 x 2.1)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with wood effect laminate worktops, integrated oven with four ring electric hob and extractor hood, glass splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge and freezer, wall mounted Worcester boiler and UPVC double glazed door to rear.

## First Floor

### Landing

Doors leading to two bedrooms and bathroom.

### Bedroom One

14'1" x 11'9" (4.3 x 3.6)

UPVC double glazed window, central heating radiator and original feature fire place.

### Bedroom Two

13'1" x 8'2" (4.01 x 2.51)

UPVC double glazed window, central heating radiator and loft access.

### Bathroom

9'2" x 5'2" (2.8 x 1.6)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer taps and overhead direct feed shower, extractor fan, part tiled elevations and lino flooring.

## Exterior

### Rear

Enclosed yard and gate to shared access road.

### Front



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