



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Barn Croft, Clitheroe, BB7 1DY

£180,000

AN IMMACULATE TWO BEDROOM PROPERTY IN CLITHEROE

Nestled in the charming town of Clitheroe, this immaculate two-bedroom mews house at Barn Croft presents an exceptional opportunity for first-time buyers. The property boasts a well-designed layout, featuring a welcoming reception room that offers a perfect space for relaxation and entertaining.

The two bedrooms are generously sized, providing ample room for comfort and personalisation. The bathroom is well-appointed, ensuring convenience for daily living. One of the standout features of this delightful home is the garden to the rear, which offers a tranquil outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day.

The location in Clitheroe is particularly appealing, known for its vibrant community and picturesque surroundings. With local amenities, shops, and schools within easy reach, this property is not to be missed. Whether you are looking to take your first step onto the property ladder or seeking a charming home in a desirable area, this mews house is sure to impress. Don't miss your chance to make this lovely property your own.

Barn Croft, Clitheroe, BB7 1DY

£180,000

2 1 1 C

- Two Bedroom Mews Home
 - Enclosed Rear Garden
 - Off Road Parking
 - Tenure - Leasehold
- Beautifully Presented Throughout
 - Ideal First Time Buy
 - EPC Rating - C
- Spacious Reception Room
 - Sought After Clitheroe Location
 - Council Tax Band - B

Ground Floor

Entrance Vestibule
4'8 x 3'8 (1.42m x 1.12m)

Reception Room
14'5 x 9'8 (4.39m x 2.95m)

Kitchen Diner
12'5 x 8'3 (3.78m x 2.51m)

First Floor

Landing
6'4 x 6'2 (1.93m x 1.88m)

Bedroom One
12'6 x 8'3 (3.81m x 2.51m)

Bedroom Two
12'6 x 7'7 (3.81m x 2.31m)

Bathroom
6'4 x 6'1 (1.93m x 1.85m)

External

Front
Driveway for two vehicles.

Rear
Enclosed paved garden



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