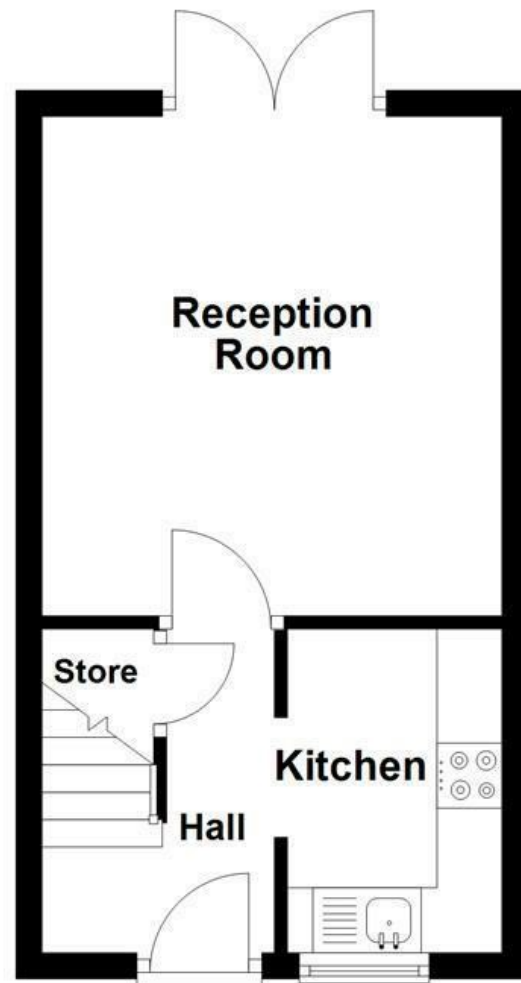
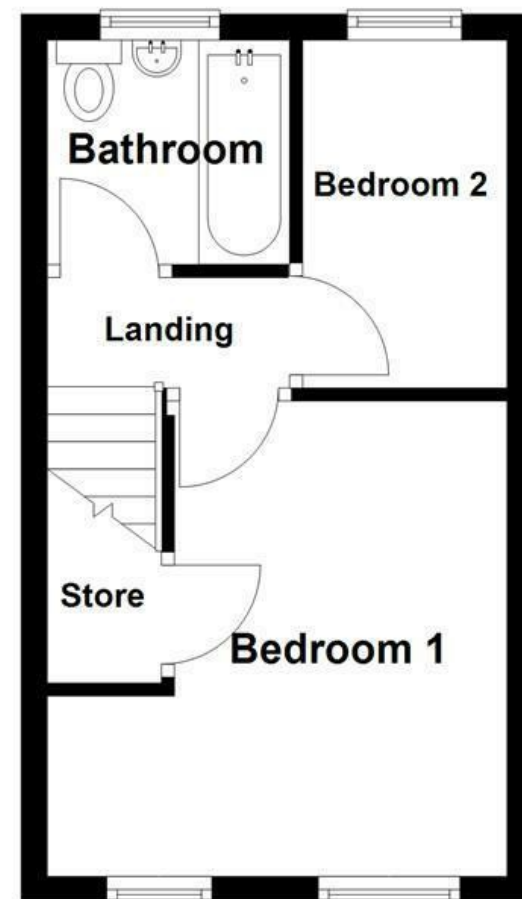


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

Kiln Close, Clitheroe, BB7 2EQ

£157,250

AN ENVIABLE END TERRACED PROPERTY ON A S106 AGREEMENT

Nestled in the charming Kiln Close, Clitheroe, this delightful end-terrace house, built in 1995, offers a perfect blend of comfort and modern living. Spanning an impressive 646 square feet, this property has been meticulously maintained and presented to the highest standards, making it an ideal choice for small families or couples seeking a home that is ready to move into.

As you step inside, you will be greeted by spacious rooms adorned with neutral decoration and contemporary fixtures, creating a warm and inviting atmosphere. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest.

One of the standout features of this home is the generous off-road parking, a rare find in many properties today. Additionally, the beautifully landscaped gardens offer a serene outdoor space, perfect for enjoying the fresh air or entertaining guests.

Convenience is key, as this property is situated close to local bus routes and schools, making it an excellent choice for families. The vibrant town centre is just a stone's throw away, offering a variety of shops, cafes, and amenities. Furthermore, with easy access to major motorway links, commuting to nearby towns and cities is a breeze.

Kiln Close, Clitheroe, BB7 2EQ

£157,250

 2  1  1  D

- Tenure Freehold
 - Ample Off Road Parking
 - Abundance Of Indoor And Outdoor Space
 - Easy Access To Major Network Links
- Council Tax Band B
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- EPC Rating D
 - Ideal Home For A Couple Or Small Family
 - Envable Landscaped Garden

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

8'2 x 5'6 (2.49m x 1.68m)

Central heating radiator, smoke alarm, under stairs storage, door to reception room, open to kitchen and stairs to first floor.

Kitchen

8'2 x 5'8 (2.49m x 1.73m)

UPVC double glazed window, central heating radiator, range of grey gloss wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbed for washing machine, extractor fan and wood effect laminate flooring.

Reception Room

12'7 x 11'7 (3.84m x 3.53m)

Central heating radiator, television point and UPVC double glazed French doors to rear.

First Floor

Landing

6'1 x 2'8 (1.85m x 0.81m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

12' x 11'7 (3.66m x 3.53m)

Two UPVC double glazed windows, central heating radiator and over stairs storage with integrated boiler.

Bedroom Two

8'8 x 5'2 (2.64m x 1.57m)

UPVC double glazed window and central heating radiator.

Bathroom

6'1 x 5'8 (1.85m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with electric feed shower and mixer tap, tiled elevation, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed garden with artificial grass, paving and decking.

Front

Laid to lawn garden and off road parking for two vehicles.



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