



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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.

## Whalley Road, Clitheroe, BB7 1HT

### £170,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY IN A SOUGHT AFTER LOCATION

Located on Whalley Road in the charming town of Clitheroe, this charming mid-terrace house, offers a delightful blend of contemporary living and comfort. With two well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The large kitchen is a standout feature, providing ample space for culinary creations and family gatherings.

Outside, the front and rear yards offer a pleasant outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. This home is not only spacious but also thoughtfully designed to meet the needs of modern living.

Located in a desirable area, this property is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. With its contemporary features and prime location, this house on Whalley Road is a wonderful opportunity for anyone seeking a new home in Clitheroe.



Whalley Road, Clitheroe, BB7 1HT

£170,000

 2  1  2  D

- Tenure Freehold
  - On Street Parking
  - Sought After Area
  - Easy Access To Major Commuter Routes
- Council Tax band B
  - Viewing Essential
  - Enclosed Rear Yard
- EPC Rating D
  - Abundance Of Indoor Space
  - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted leaded door to vestibule.

Vestibule

4'1 x 3'2 (1.24m x 0.97m)

Wood effect laminate flooring and door to hall.

Hall

10'7 x 3'2 (3.23m x 0.97m)

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

Reception Room One

11'5 x 10'2 (3.48m x 3.10m)

UPVC double glazed window, central heating radiator, coving, picture rail, gas fire with surround and television point.

Reception Room Two

13'3 x 15'4 (4.04m x 4.67m)

UPVC double glazed window, two central heating radiators, coving, picture rail, four feature wall lights, gas fire with stone surround, under stairs storage and door to kitchen.

Kitchen

12'2 x 6'11 (3.71m x 2.11m)

UPVC double glazed window, UPVC double glazed box window, range of wall and base units, stainless steel sink and drainer with mixer tap, space for free standing oven, tiled splash back, extractor hood, plumbed for washing machine, integrated fridge freezer, lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'5 x 5'10 (2.26m x 1.78m)

Doors to two bedrooms, shower room, loft access and smoke alarm.

Bedroom One

14'1 x 11'11 (4.29m x 3.63m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

13'6 x 6'5 (4.11m x 1.96m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

9'7 x 7' (2.92m x 2.13m)

UPVC double glazed frosted window, central heating radiator, storage, enclosed direct feed shower, dual flush WC, vanity top wash basin, tiled elevation and extractor fan.

External

Front

Enclosed paved courtyard, stone chippings and bedding areas.



Tel: 01200422824

www.keenans-estateagents.co.uk