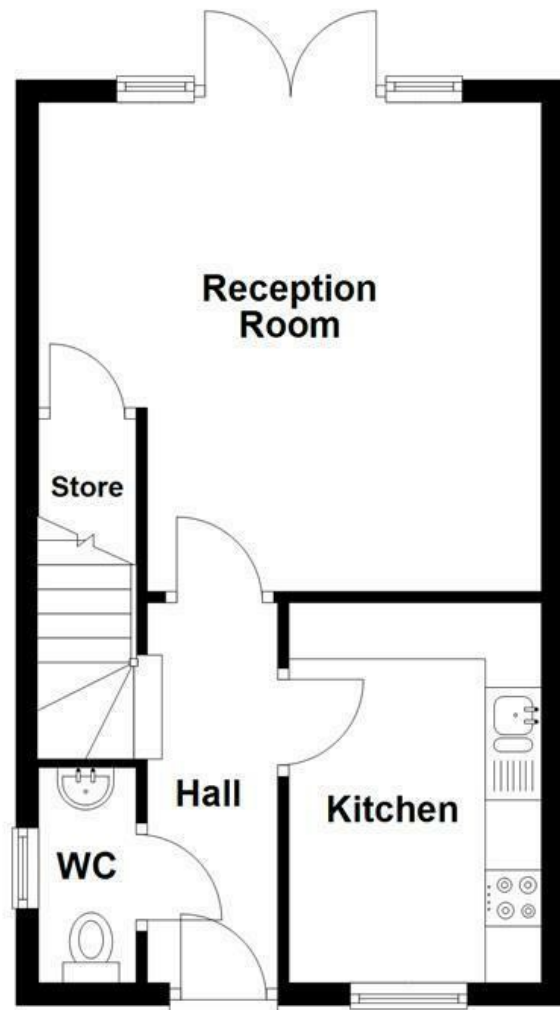
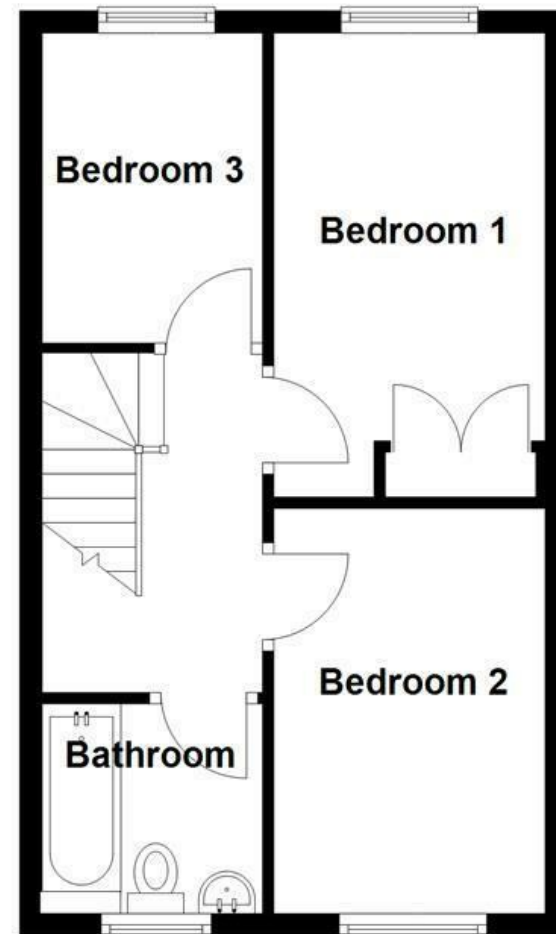


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ribble Prospect, Clitheroe, BB7 2FE

£165,000

EXCEPTIONAL END TERRACE FAMILY HOME ON A S106 AGREEMENT

Nestled in the charming area of Ribble Prospect, Clitheroe, this immaculate three-bedroom end terrace home presents an exceptional opportunity for families seeking a comfortable and stylish living space. With its neutral decoration throughout, this property serves as a blank canvas, allowing you to personalise it to your taste and preferences.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The contemporary fitted kitchen is a highlight of the home, providing a modern space for culinary creativity and family gatherings.

The three well-proportioned bedrooms offer ample space for rest and relaxation, making this home ideal for families of all sizes. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the good-sized rear garden, which provides a delightful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Additionally, the property benefits from off-road parking for one vehicle, adding to the convenience of this lovely home.

This end terrace house is ready to move straight into, making it a perfect choice for those looking to settle in quickly. With its excellent location and family-friendly features, this property is not to be missed. Come and experience the charm of Ribble Prospect and envision your new life in this delightful home.

Ribble Prospect, Clitheroe, BB7 2FE

£165,000

 3  1  1  B

- Immaculate End Terrace Property
 - Move-in Ready
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Sought After Location
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Spacious Rear Garden
 - Council Tax Band B

Ground Floor

Laid to lawn, paving and tarmac driveway.

Entrance Hall

11'1" x 3'5" (3.38 x 1.05)

Composite front door, smoke alarm, central heating radiator, doors leading to WC, kitchen, reception room and stairs to first floor.

WC

6'3" x 3'3" (1.92 x 1.0)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled effect flooring.

Kitchen

11'1" x 7'4 (3.38m x 2.24m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splash back, enclosed boiler, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, extractor fan, spotlights and tiled effect flooring.

Reception Room

14'4" x 14'3" (4.37 x 4.35)

Two UPVC double glazed windows, two central heating radiators, door to under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

9'8" x 6'0" (2.97 x 1.85)

Loft access, doors leading to three bedrooms and bathroom.

Bedroom One

13'7" x 7'10" (4.15 x 2.41)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'9" x 7'10" (3.6 x 2.41)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'1" x 6'1" (2.77 x 1.86)

UPVC double glazed window and central heating radiator.

Bathroom

6'3" x 6'0" (1.91 x 1.85)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations and tiled effect flooring.

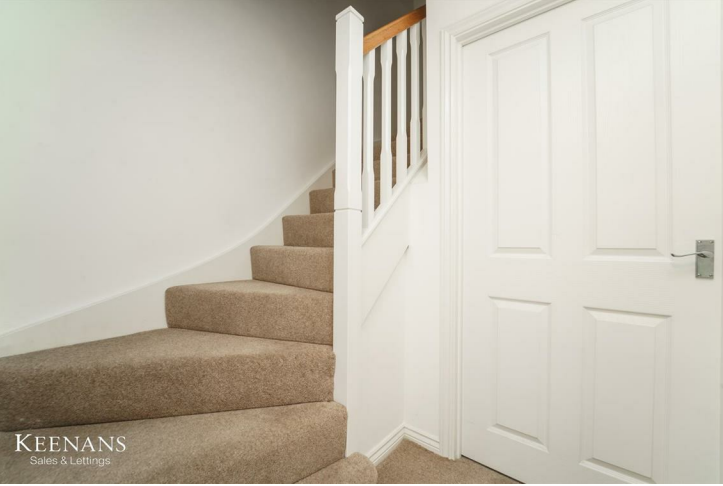
External

Rear

Enclosed garden with laid to lawn and paving.

Front

Tel: 01200422824



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