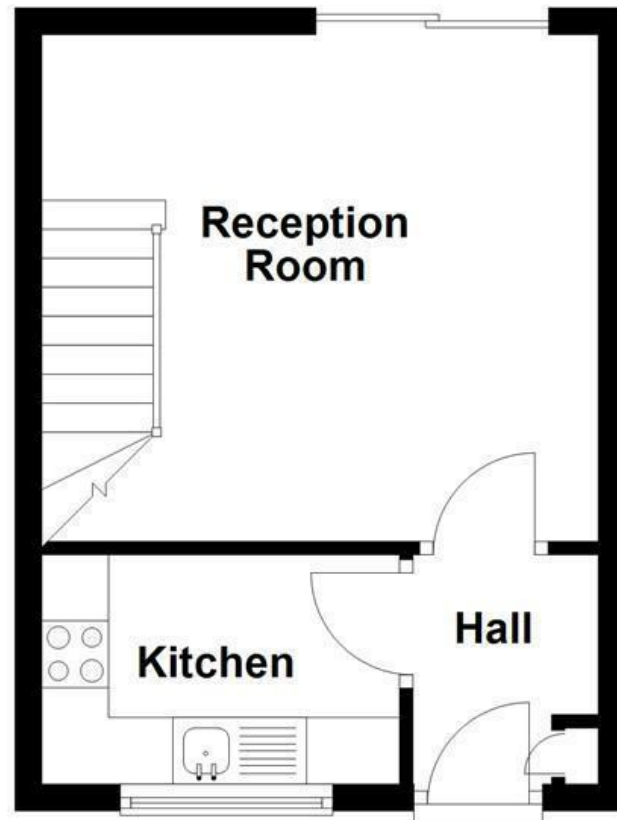
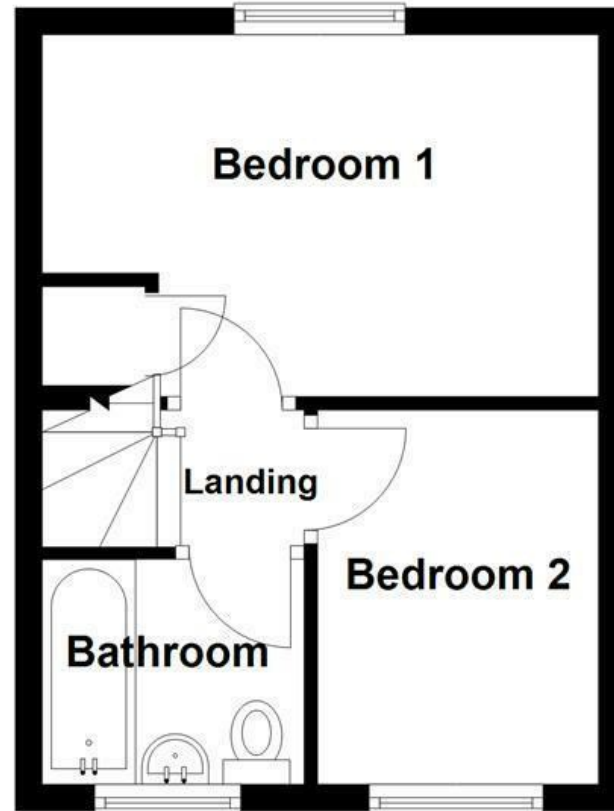



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Kiln Close, Clitheroe, BB7 2EQ

### £148,750

AN ENVIABLE HOME SOLD WITH NO CHAIN DELAY ON A S106 AGREEMENT

Located in the sought after area of Kiln Close, Clitheroe, this delightful end-terrace house offers a perfect blend of comfort and convenience. Built in 1995, this property spans an impressive 678 square feet and features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

As you enter the home, you are welcomed by a spacious entrance hall that leads directly into a generous lounge. The lounge is bathed in natural light, thanks to bright sliding doors that open up to a lovely garden, creating a seamless connection between indoor and outdoor living. This inviting space is perfect for relaxation or entertaining guests.

The kitchen, conveniently located adjacent to the lounge, provides a functional area for meal preparation and family gatherings. Additionally, a small store cupboard offers practical storage solutions, ensuring that the living space remains tidy and organised.

The two bedrooms are of good size, providing ample room for rest and personalisation. Each room is designed to maximise comfort and tranquillity, making it easy to unwind after a long day.

Outside, the property boasts a driveway that accommodates two cars, a valuable feature in this sought-after location. The garden is a delightful space, perfect for enjoying the fresh air or hosting summer barbecues.



# Kiln Close, Clitheroe, BB7 2EQ

## £148,750

 **2**  **1**  **1**  **D**

- End Terraced Property
  - Traditional Fitted Kitchen
  - Off Road Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- Spacious Reception Room
  - Enclosed Rear Garden
  - Council Tax Band: B

### Ground Floor

#### Hall

6'1 x 5' (1.85m x 1.52m)  
UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, storage, tile effect flooring and doors to reception room and kitchen.

#### Kitchen

8'9 x 5'8 (2.67m x 1.73m)  
Hardwood double glazed window, central heating radiator, wood panel wall and base units, granite effect worktops, composite sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, Worcester boiler, space for undercounter fridge, extractor fan, part tiled elevation and tile effect flooring.

#### Reception Room

13'8 x 12'5 (4.17m x 3.78m)  
Central heating radiator, stairs to first floor and UPVC double glazed sliding door to rear.

### First Floor

#### Landing

6'4 x 3'1 (1.93m x 0.94m)  
Loft access, smoke alarm and doors to two bedrooms and bathroom.

#### Bedroom One

13'8 x 8'11 (4.17m x 2.72m)  
Hardwood double glazed window, central heating radiator and storage.

#### Bedroom Two

9' x 6'11 (2.74m x 2.11m)  
Hardwood double glazed window and central heating radiator.

#### Bathroom

6'7 x 5'6 (2.01m x 1.68m)  
Hardwood double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin and traditional taps, panel bath with traditional taps and direct feed shower over, extractor fan, part tile elevation and wood effect flooring.

### External

#### Front

Laid to lawn garden, stone chips and drive.

#### Rear

Enclosed laid to lawn garden, decking, paving, bedding areas and stone chips.



Tel: 01200422824

www.keenans-estateagents.co.uk