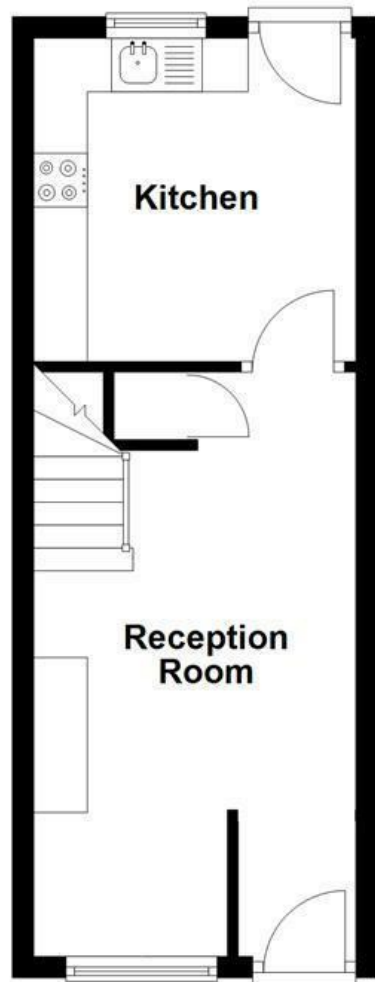
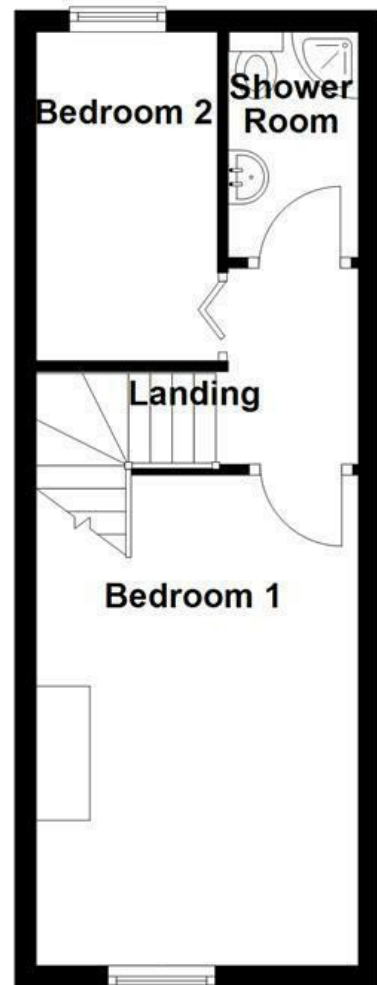


Ground Floor



First Floor



## Duck Street, Clitheroe, BB7 1LP

### Offers Over £115,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Situated in the charming area of Duck Street, Clitheroe, this delightful end-terrace house presents an excellent opportunity for first-time buyers or those seeking a rental investment. Spanning an impressive 613 square feet, the property boasts a spacious living room that invites relaxation, making it the perfect space for both entertaining and unwinding.

With two bedrooms, this home offers ample accommodation for individuals or small families. The bathroom is conveniently located, ensuring practicality for everyday living. The low maintenance exteriors of the property allow for a hassle-free lifestyle, giving you more time to enjoy the surrounding amenities.

One of the standout features of this residence is its convenient location, providing unrivalled access to the town centre's vibrant amenities. Whether you are in search of shops, cafes, or recreational facilities, everything you need is just a stone's throw away. Additionally, the property is well-served by public transport, with a bus stop conveniently located on the same street, making commuting a breeze.

This end-terrace house is not just a home; it is a gateway to a lifestyle filled with convenience and comfort. With its appealing features and prime location, it is an opportunity not to be

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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 |                         |           |
|                                             | 70                      | 78        |
| <b>England &amp; Wales</b>                  | 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.



Duck Street, Clitheroe, BB7 1LP

Offers Over £115,000

 2  1  1  C

- Tenure Freehold
  - On Street Parking
  - Bursting With Potential
  - Abundance Of Indoor Space
- Council Tax Band A
  - Ideal Investment Opportunity Or First Time Buy
  - Easy Access To Major Commuter Rpoutes
- EPC Rating C
  - Fitted Kitchen And Three Piece Shower Room
  - Close Proximity To Local Amenities

Ground Floor

Entrance

Wooden door to reception room.

Reception Room

14'1 x 9'10 (4.29m x 3.00m)

Hardwood single glazed sash window, central heating radiator, exposed beams, wood clad to ceiling, television point, wood effect laminate flooring, stairs to first floor, doors to under stairs storage and kitchen.

Kitchen

10'11 x 8'3 (3.33m x 2.51m)

Hardwood single glazed window, central heating radiator, panel wall and base units, laminate work tops, integrated oven, four ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, space for fridge, plumbing for washing machine, enclosed boiler, tiled flooring and door to rear.

First Floor

Landing

Doors to two bedrooms and shower room.

Bedroom One

14'1 x 9'11 (4.29m x 3.02m)

Hard wood single glazed sash window, central heating radiator and wood effect laminate flooring.

BedroomTwo

7'10 x 5'8 (2.39m x 1.73m)

Hardwood single glazed window, central heating radiator and wood laminate flooring.

Shower Room

5'5 x 4'6 (1.65m x 1.37m)

Central heating towel rail, dual flush WC, pedestal wash basin, corner direct feed shower, extractor fan, part tiled elevation and tiled effect flooring..

External

Rear

Enclosed paved rear yard with gate to shared access road.



Tel: 01200422824

www.keenans-estateagents.co.uk