



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Whalley Road, Clitheroe, BB7 1HW

Offers Over £250,000

GORGEOUS NEWLY RENOVATED THREE BEDROOM HOME

Nestled on Whalley Road in the charming town of Clitheroe, this beautifully renovated three-bedroom end-terraced home offers a perfect blend of modern comfort and convenience. The property has been neutrally finished throughout, creating a warm and inviting atmosphere that is ready for you to make your own.

The newly fitted kitchen is a delightful space for culinary enthusiasts, while the contemporary bathroom suite adds a touch of luxury to your daily routine. For those in need of extra storage, the cellar provides a practical solution, ensuring that your living space remains clutter-free.

The low-maintenance exterior means you can spend more time enjoying your new home and less time on upkeep. This property is ideally situated, allowing easy access to the town centre's amenities, as well as convenient commuter routes along the A59 towards Blackburn and Skipton.

Whether you are a small family seeking a comfortable abode or a first-time buyer looking for a property you can move straight into, this home presents an excellent opportunity. With its modern finishes and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

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Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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Offers Over £250,000

3 1 2 D

- Recently Renovated End Terrace Property
 - Two Spacious Reception Rooms
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Modern Three Piece Bathroom
 - Tenure: TBC
- Contemporary Fitted Kitchen
 - Enclosed Paved & Decked Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'10 x 3' (1.17m x 0.91m)
Composite double glazed front entrance door and door to reception room one.

Reception Room One

14'4 x 9'3 (4.37m x 2.82m)
UPVC double glazed window, central heating radiator, original cast iron feature fireplace, meter cupboard, fitted storage, open to the inner hall with stairs to the first floor and door to reception room two.

Reception Room Two

15'2 x 14'4 (4.62m x 4.37m)
UPVC double glazed window, central heating radiator, wall inset remote controlled electric fire, alcove shelving, open to the kitchen and door to staircase to the lower ground floor.

Kitchen

14'2 x 9'7 (4.32m x 2.92m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, composite sink with drainer and mixer tap, integrated dishwasher and fridge freezer, enclosed boiler, smoke alarm, wood effect flooring and UPVC double glazed door to the rear.

Lower Ground Floor

Cellar Room One

8'11 x 2'5 (2.72m x 0.74m)

Cellar Room Two

14'6 x 9'10 (4.42m x 3.00m)
Accessed from rear yard.

First Floor

Landing

15'11 x 2'10 (4.85m x 0.86m)
Loft access, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

14'4 x 9'8 (4.37m x 2.95m)
UPVC double glazes window and central heating radiator.

Bedroom Two

14'4 x 9'2 (4.37m x 2.79m)
UPVC double glazes window and central heating radiator.

Bedroom Three

11'1 x 7' (3.38m x 2.13m)
UPVC double glazes window, central heating radiator and fitted over stairs storage.

Bathroom

10'9 x 5'9 (3.28m x 1.75m)
UPVC double glazed frosted window, central heating towel rail, low basin WC, vanity top wash basin, part freestanding roll top bath with direct feed shower overhead, linen closet, part tiled elevations, spotlights, extractor fan and vinyl flooring.

External

Front

Stone chipped beds and paved path to the front door.

Rear

Paved and decked yard with bedding areas and door to cellar room two.



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