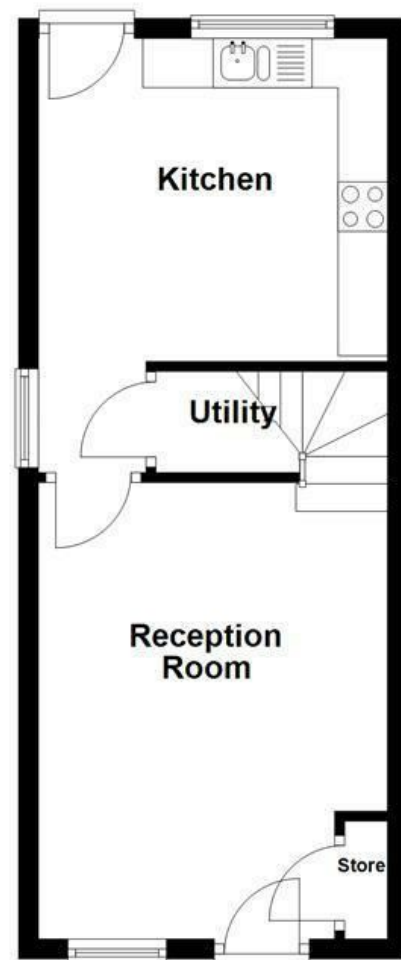


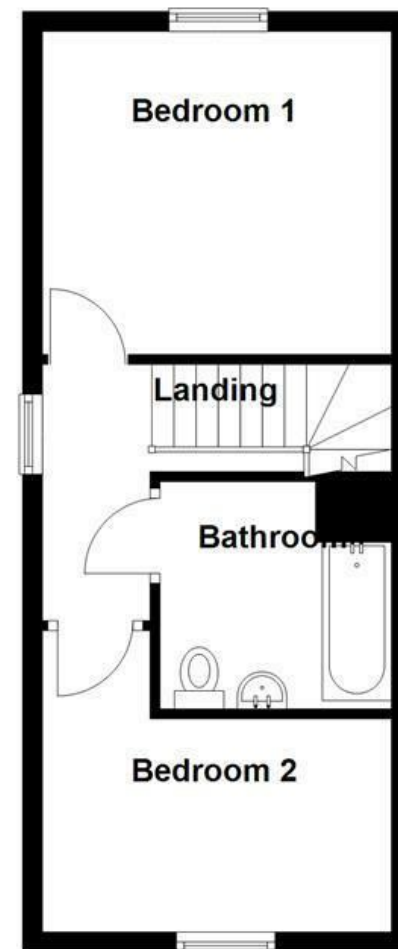
Ground Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Barnard Close, Clitheroe, BB7 2GX

£147,000

AN EXCEPTIONAL END TERRACED PROPERTY ON A S106 AGREEMENT

Nestled in the tranquil Barnard Close, Clitheroe, this charming end-terrace house offers a delightful living experience which has been meticulously maintained to the highest standard.

Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The modern fixtures and fittings throughout complement the neutral decoration, creating a warm and inviting atmosphere. The property boasts two generously sized double bedrooms, perfect for a small family or couple seeking comfort and space.

One of the standout features of this home is the enviable garden space, ideal for outdoor relaxation or entertaining guests. Additionally, the double driveway provides ample parking, a rare find in many properties today.

Situated on a quiet cul-de-sac within a sought-after estate, this residence offers a peaceful retreat while still being conveniently located near local amenities. This property is truly a credit to its current owners and represents an excellent opportunity for those looking to settle in a lovely community. Whether you are a first-time buyer or seeking a new family home, this end-terrace house is sure to impress.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Barnard Close, Clitheroe, BB7 2GX

£147,000

 **2**  **1**  **1**  **B**

- Tenure Freehold
 - Off Road Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Two Well Proportioned Bedrooms
 - Sought After Location
- EPC Rating B
 - Ideal For Small Family Or Couple
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite door to reception room.

Reception Room

18'10 x 11'8 (5.74m x 3.56m)

UPVC double glazed window, central heating radiator, smoke alarm, television point, door to storage, door to kitchen and stairs to first floor.

Kitchen

14'5 x 11'7 (4.39m x 3.53m)

Two UPVC double glazed windows, central heating radiator, white matte wall and base units, wood effect laminate worktops, integrated oven, four ring gas hob, stainless steel splash back, extractor hood, integrated fridge freezer, stainless steel one and a half sink and drainer with mixer tap, enclosed boiler, plumbing for dishwasher, smoke alarm, extractor fan, door to utility room, composite with frosted glass to rear and wood effect flooring.

Utility Room

4'8 x 4'1 (1.42m x 1.24m)

Central heating radiator, plumbing for washing machine and wood effect flooring. Utility room has connections for a WC and wash basin installation.

First Floor

Landing

8'6 x 3'7 (2.59m x 1.09m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

11'8 x 9'11 (3.56m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'8 x 10' (3.56m x 3.05m)

UPVC double glazed window, central heating radiator and loft access which is boarded.

Bathroom

7'7 x 7' (2.31m x 2.13m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, spotlights, extractor fan, part tiled elevation and wood effect flooring.

External

Rear

Laid to lawn garden, stone chippings seating area timber shed and partially paved.

Front

Block paved drive with space for two vehicles, stone chipped bedding area with mature shrubs, paving to side elevation and to front door entrance.



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