



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</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		
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.

## Railway Terrace, Simonstone, BB12 7NN

### Offers Over £140,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY SITUATED IN THE RIBBLE VALLEY

Located in the charming area of Railway Terrace, Simonstone, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious lounge that offers a comfortable and inviting atmosphere, perfect for relaxation or entertaining guests.

With two generously sized bedrooms, there is ample space for a small family or for those who desire a home office. The family bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the rear yard, which provides a private outdoor space for enjoying the fresh air or hosting summer barbecues. Additionally, a parking space and a shed at the rear enhance the functionality of the home, offering extra storage and convenience.

This mid-terrace house is not only well-suited for those looking to step onto the property ladder but also represents a promising investment opportunity in a desirable location. With its appealing layout and practical amenities, this home is sure to attract interest. Do not miss the chance to make this lovely property your own.



# Railway Terrace, Simonstone, BB12 7NN

## Offers Over £140,000

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

- Two Spacious Bedrooms
  - Enviably Rear Yard Space With Gate To Shared Access Road
  - Ideal First Time Buy With Viewing Essential
  - EPC Rating D
- Tenure Freehold
  - Parking Space Available
  - Easy Access To Major Network Links
- Council Tax Band A
  - Abundance Of indoor Space
  - Sought After Ribble Valley Location

### Ground Floor

**Reception Room**  
17'8 x 12'11 (5.38m x 3.94m)

**Kitchen**  
12'11 x 10'6 (3.94m x 3.20m)

### First Floor

**Landing**  
16'3 x 5'1 (4.95m x 1.55m)

**Bedroom One**  
12'11 x 9'3 (3.94m x 2.82m )

**Bedroom Two**  
10'6 x 7'7 (3.20m x 2.31m )

**Bathroom**  
8'3 x 4'10 (2.51m x 1.47m)

**External**  
There is an additional parking area in the designated car park at the end of the street (reserved for RT residents).  
There is a front patio which the residents tend to favour this side of the house at weekends as it is a real sun trap - it is good recreation space and there is the small gardening area opposite.



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