



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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Brownlow Street, Clitheroe, BB7 1HQ

£160,000

MODERN TWO BEDROOM MID TERRACE PROPERTY SOLD WITH NO CHAIN DELAY

Welcome to Brownlow Street! Located in the charming town of Clitheroe, this delightful two-bedroom mid-terrace house offers a perfect blend of modern living and traditional character. Built in 1900, the property has been thoughtfully updated to provide a comfortable and stylish home.

Spanning an impressive 893 square feet, the house features a spacious lounge, complete with an electric fire, creating a warm and inviting atmosphere for relaxation or entertaining guests. The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals. The contemporary bathroom adds to the convenience of this lovely home.

The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. Additionally, a loft room offers extra versatility, whether you choose to use it as a study, playroom, or additional storage.

Outside, the rear yard presents a lovely outdoor space, perfect for enjoying the fresh air or hosting. The location is particularly sought after, being just a short stroll from Clitheroe town centre, where you can find a variety of shops, cafes, and local amenities.

This charming terraced house is an ideal choice for first-time buyers, small families, or those looking to downsize, offering a wonderful opportunity to enjoy life in a vibrant community. Don't miss the chance to make this delightful property your new home.

Brownlow Street, Clitheroe, BB7 1HQ

£160,000

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

- Fully Renovated Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Versatile Loft Room
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)
UPVC double glazed frosted front door and hardwood single glazed frosted door to reception room.

Reception Room

13'0 x 12'11 (3.96m x 3.94m)
UPVC double glazed window, central heating radiator, wall mounted electric fire, integrated alcove storage and hardwood single glazed frosted door to kitchen.

Kitchen

12'11 x 12'4 (3.94m x 3.76m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, integrated oven with four ring electric hob and integrated extractor hood, stainless steel sink and drainer with high spout spring mixer tap, space for fridge freezer, plumbing for washing machine, spotlights, herringbone wood effect flooring, door to under stairs storage, stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing

9'4 x 5'5 (2.84m x 1.65m)
Smoke detector, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

12'11 x 10'7 (3.94m x 3.23m)
UPVC double glazed window, central heating radiator and open to walk-in wardrobe.

Bedroom Two

12'1 x 7'3 (3.68m x 2.21m)
UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 5'5 (2.21m x 1.65m)
UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights and wood effect flooring.

Second Floor

Loft Room

12'2 x 11'11 (3.71m x 3.63m)
Velux window and central heating radiator.

External

Rear

Enclosed yard with gate to shared access.



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