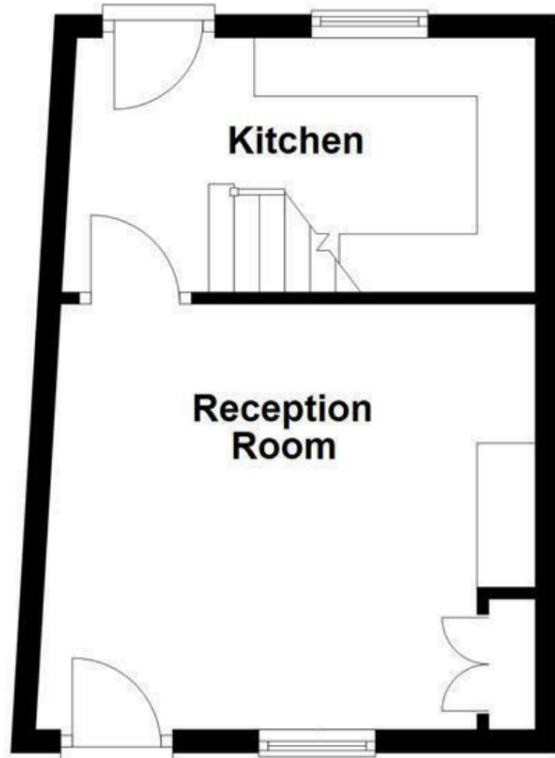


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

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.

## Lowergate, Clitheroe, BB7 1AD

£130,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Nestled in the heart of Clitheroe, this charming mid-terrace house on Lowergate presents an excellent opportunity for first-time buyers or those seeking a rental investment. Spanning 517 square feet, the property boasts a well-proportioned reception room that welcomes you into the home, alongside a good-sized double bedroom that offers comfort and tranquillity.

The modern kitchen is thoughtfully designed and leads out to the rear garden. One of the standout features of this property is the surprisingly spacious rear garden, which not only enhances the outdoor living experience but also offers stunning views over St Michael & St John's Church, making it a perfect spot for relaxation or enjoying long summer evenings.

Situated in a prime town centre location, this home is ideal for professionals who wish to enjoy the convenience of nearby amenities, all within walking distance. Whether you are looking to settle into your first home or invest in a property with great rental potential, this delightful house in Clitheroe is sure to impress. Don't miss the chance to make this lovely property your own.

# Lowergate, Clitheroe, BB7 1AD

£130,000



- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating D
- One Bedroom
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Reception Room

14'1 x 11'11 (4.29m x 3.63m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, alcove storage, original cast iron fireplace and hearth, meter cupboard and door to the kitchen.

### Kitchen

12'10 x 7'2 (3.91m x 2.18m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, glass splashback, stainless steel sink with drainer and mixer tap, plumbing for washing machine, integrated fridge, smoke alarm, tile effect flooring, stairs to the first floor and door to the rear.

## First Floor

### Landing

Smoke alarm, loft access and doors to bathroom and bedroom one.

### Bedroom One

13'8 x 11'9 (4.17m x 3.58m)

UPVC double glazed window, central heating radiator and cast iron fireplace.

### Bathroom

12'5 x 7'2 (3.78m x 2.18m)

UPVC double glazed window, dual flush WC, pedestal wash basin, bath with direct feed shower overhead, fitted storage, spotlights and laminate flooring.

## External

### Rear

Yard with stone chipped bedding and wood chippings.



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