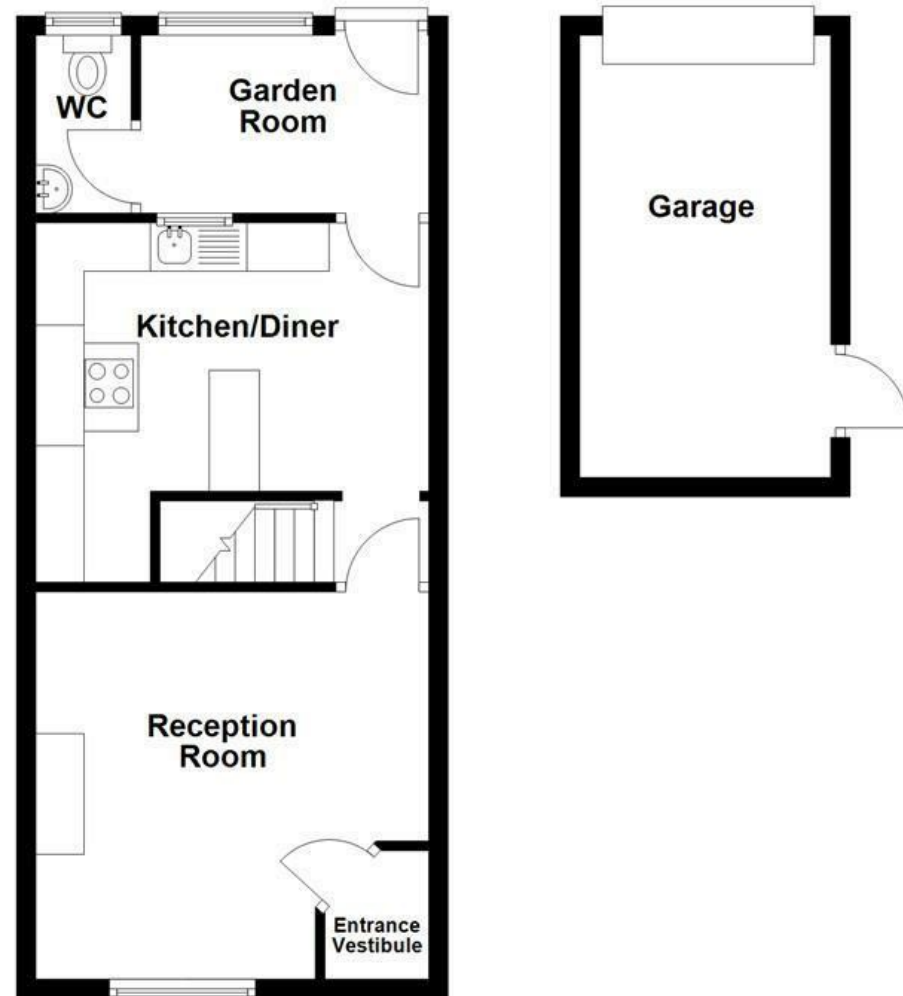


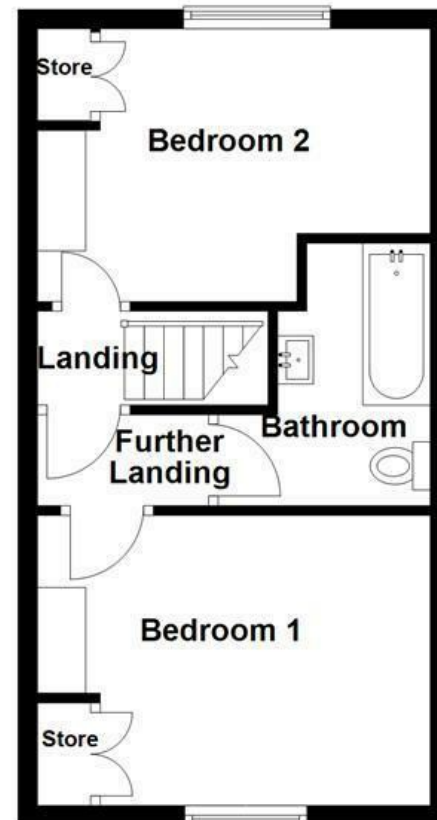
Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
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.

De Lacy Street, Clitheroe, BB7 2EE

£189,950

AN EXQUISITE FULLY UPDATED MID TERRACED PROPERTY IN THE HEART OF CLITHEROE

Nestled in the highly sought-after area of Clitheroe, De Lacy Street presents an exceptional opportunity to acquire a beautifully transformed mid-terrace house. Spanning an impressive 797 square feet, this delightful two-bedroom property is ideally located just a stone's throw from the vibrant market town amenities, including bus routes, charming coffee shops, scenic country walks, and a variety of restaurants and pubs.

Upon entering, one is greeted by spacious rooms adorned with stylish interiors, reflecting a meticulous attention to detail throughout the home. The modern kitchen and bathroom are designed to meet contemporary living standards, while the two generously sized double bedrooms provide ample space for relaxation and rest.

A standout feature of this property is the enviable garden room, which offers a perfect retreat for enjoying the outdoors from the comfort of your home. Additionally, the convenience of a downstairs WC enhances the practicality of the living space.

For those in need of extra storage or a workspace, the added benefit of a detached garage is a rare find in this area. This property is an ideal choice for small families, couples, or first-time

De Lacy Street, Clitheroe, BB7 2EE

£189,950

2 1 1 D

- Two Double Bedroom Mid Terrace
- Fantastic Garden Room
- Detached Garage Providing Parking Or Storage
- Tenure - Leasehold
- Fully Renovated Throughout
- No Chain Delay Property
- EPC Rating - D
- Modern Kitchen And Bathroom
- Prime Clitheroe Town Centre Location
- Council Tax Band - A

Ground Floor

Entrance Vestibule

4'4 x 3'6 (1.32m x 1.07m)

Reception Room One

13'4 x 13'2 (4.06m x 4.01m)

Inner Hall

4'5 x 2'9 (1.35m x 0.84m)

Kitchen Diner

13'4 x 12'3 (4.06m x 3.73m)

Garden Room

9'8 x 6'1 (2.95m x 1.85m)

WC

6'1 x 3'3 (1.85m x 0.99m)

First Floor

Landing

6'8 x 2'7 (2.03m x 0.79m)

Bedroom Two

13'4 x 9'3 (4.06m x 2.82m)

Further Landing

5'10 x 3'1 (1.78m x 0.94m)

Bedroom One

13'4 x 9'10 (4.06m x 3.00m)

Bathroom

8'11 x 7'1 (2.72m x 2.16m)

External

Garage

15 x 8'7 (4.57m x 2.62m)

Rear

Enclosed yard.



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