



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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.

Wilson Street, Clitheroe, BB7 1BH

£170,000

TWO BEDROOM MID TERRACE PROPERTY WITH AN ATTIC CONVERSION IN THE HEART OF CLITHEROE

Welcome to Wilson Street in Clitheroe, this enviable mid-terrace house offers a perfect blend of modern living and space. The property features two well-proportioned bedrooms and a versatile loft room, ideal for use as a study or additional guest space.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a contemporary kitchen diner, creating an inviting atmosphere for both relaxation and entertaining. The tasteful decor throughout the home enhances its appeal, making it ready for you to move in without the need for any immediate renovations.

The family bathroom is conveniently located, providing a practical space for daily routines. Outside, the rear yard offers a lovely retreat, complete with a shed, perfect for extra storage.

This property is situated in a great town location, providing easy access to local amenities, shops, and parks, making it an ideal choice for families or professionals alike. With its combination of space, style, and convenience, this two-bedroom mid-terrace home is a wonderful opportunity for anyone looking to settle in the vibrant community of Clitheroe. Don't miss your chance to make this charming property your new home.

Wilson Street, Clitheroe, BB7 1BH

£170,000

 **2**  **1**  **1**  **C**

- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band A
 - Contemporary Fitted Kitchen/Dining Area
 - Ideal Home For A Small Family Or Couple
- EPC Rating C
 - Two Well Proportioned Bedrooms
 - Ample Rear Yard Space

Ground Floor

Entrance
UPVC frosted door to vestibule.

Vestibule
3'7 x 3'4 (1.09m x 1.02m)
Door to reception room.

Reception Room
13'5 x 13'1 (4.09m x 3.99m)
UPVC double glazed window, central heating radiator, gas fire with surround, two feature wall lights, door to stairs to first floor and kitchen/dining area.

Kitchen
13'2 x 11'4 (4.01m x 3.45m)
UPVC double glazed window, central heating radiator, range of wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, stainless steel splash back, extractor hood, plumbed for washing machine, space for fridge freezer, part tiled elevation, tiled floor and UPVC frosted door to rear.

First Floor

Landing
5'8 x 4'6 (1.73m x 1.37m)
Smoke alarm, loft access leading to loft room, doors to two bedrooms and bathroom.

Bedroom One
13'5 x 13'1 (4.09m x 3.99m)
UPVC double glazed window and central heating radiator.

Bedroom Two
11'7 x 8'6 (3.53m x 2.59m)
UPVC double glazed window, central heating radiator and storage.

Bathroom
8'8 x 4'6 (2.64m x 1.37m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation and wood effect laminate flooring.

Second Floor

Loft Room
12' x 10'3 (3.66m x 3.12m)
Velux window, central heating radiator, smoke alarm and eave storage.

External

Rear
Enclosed yard with summer house and gate to shared access road.

Summer House
10'5 x 6'6 (3.18m x 1.98m)

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