

Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)

First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Holden Street, Clitheroe, BB7 1LU

£139,950

A NOT TO BE MISSED THREE BEDROOM TERRACED PROPERTY IN CLITHEROE

Nestled in the charming town of Clitheroe, this delightful three-bedroom terraced house on Holden Street presents an excellent opportunity for first-time buyers and investors alike. The property boasts a prime location, conveniently situated close to a variety of local amenities, ensuring that everything you need is just a short stroll away.

The house offers a warm and inviting atmosphere, perfect for creating a comfortable home. With three well-proportioned bedrooms, there is ample space for family living or for those looking to invest in a rental property. The layout is practical and functional, making it easy to envision your own personal touches throughout.

Clitheroe is known for its vibrant community and picturesque surroundings, making it an ideal place to settle down. The property is likely to attract considerable interest due to its appealing features and desirable location, so prospective buyers are encouraged to act swiftly.

This terraced house is not just a property; it is a chance to embrace a lifestyle in one of Lancashire's most sought-after towns. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home on Holden Street is sure to impress. Don't miss out on the opportunity to make it yours.

Holden Street, Clitheroe, BB7 1LU

£139,950

3 1 1 C

- Tenure Freehold
 - On Street Parking
 - Downstairs Shower Room For Convenience
 - Easy ccess To Major Commuter Routes
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Enclosed Rear Yard
- EPC Rating C
 - Fitted Kitchen
 - Close Proximity To Local Amenities

Ground Floor

Entrance Hall
10'2 x 3'10 (3.10m x 1.17m)

Reception Room
13' x 12'3 (3.96m x 3.73m)

Kitchen
16'2 x 9'4 (4.93m x 2.84m)

Shower Room
5'7 x 5'2 (1.70m x 1.57m)

First floor

Landing
8'3 x 5'10 (2.51m x 1.78m)

Bedroom One
12'4 x 9'10 (3.76m x 3.00m)

Bedroom Two
9'3 x 8'3 (2.82m x 2.51m)

Bedroom Three
8'4 x 5'10 (2.54m x 1.78m)

WC
7'7 x 4'8 (2.31m x 1.42m)

External

Rear
Enclosed paved yard.



Tel: 01200422824

www.keenans-estateagents.co.uk