


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

Riverside, Clitheroe, BB7 2NP

Offers Over £175,000

STUNNING TWO BEDROOM SEMI DETACHED PROPERTY IN THE HEART OF CLITHEROE

Situated on Riverside, Clitheroe, this delightful two bedroom house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, providing ample room for relaxation and entertaining. Each bedroom is designed to create a cosy atmosphere, making it an ideal retreat after a long day.

One of the standout features of this home is the lovely rear garden, which presents an excellent opportunity for outdoor enjoyment. Whether you wish to cultivate your own plants, host summer barbecues, or simply unwind in a tranquil setting, this garden is sure to meet your needs.

The location is another significant advantage, as Riverside is known for its friendly community and accessibility to local amenities. Residents can enjoy nearby shops, parks, and excellent transport links, making it easy to explore the wider area.

This property is perfect for those seeking a comfortable home in a great location, combining the charm of Clitheroe with modern living. Don't miss the chance to make this lovely house your new home.

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 2  1  1  D

- Tenure Leasehold
 - On Street Parking
 - Two Generously Sized Bedrooms
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Sought After Location
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
 - Viewing Essential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite double glazed frosted door to hallway.

Hallway

10' x 6'2 (3.05m x 1.88m)

Stone floor, open access to kitchen and reception room, stairs to first floor.

Reception Room

19'8 x 10'2 (5.99m x 3.10m)

Two UPVC double glazed windows, log burner, television point, wood effect laminate flooring and composite double glazed door to rear.

Kitchen

9'5 x 7'5 (2.87m x 2.26m)

UPVC double glazed window, range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, integrated fridge freezer and tiled floor.

First Floor

Landing

13'6 x 6'2 (4.11m x 1.88m)

UPVC double glazed window, central heating radiator, loft access, doors to two bedrooms, bathroom and storage.

Bedroom One

10'7 x 10'3 (3.23m x 3.12m)

Two UPVC double glazed windows, central heating radiator, pendant lighting and wood effect laminate flooring.

Bedroom Two

10'2 x 8'8 (3.10m x 2.64m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

6'2 x 5'9 (1.88m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower, wall mounted wash basin with mixer tap, tiled elevation and tiled flooring.

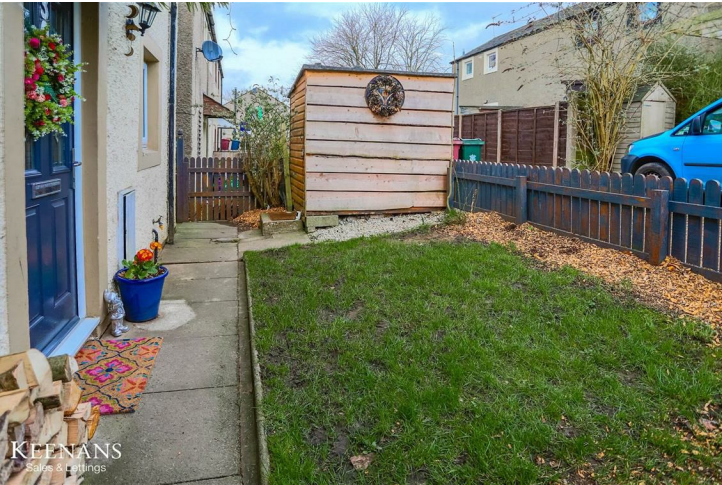
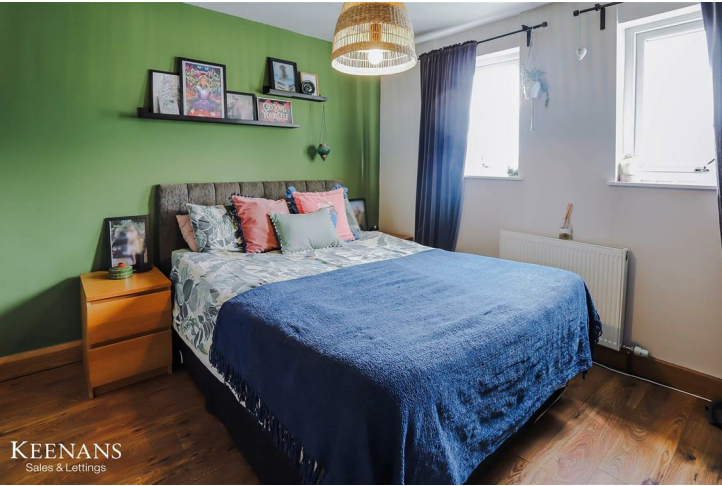
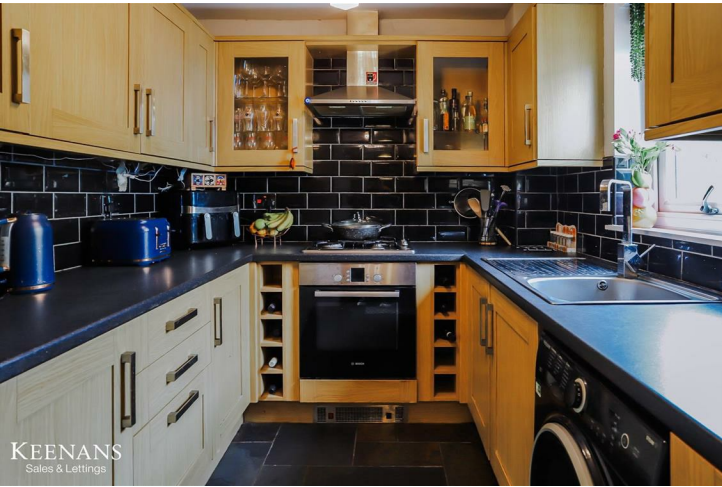
External

Rear

Enclosed laid to lawn garden, decking and stone chip bedding areas.

Front

Enclosed laid to lawn garden, paving and timber shed.



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