



Radeclyffe Street, Clitheroe, BB7 2HL

Offers Over £210,000

A GORGEOUS TWO-BEDROOM, VICTORIAN TERRACED HOME IN THE HEART OF THE RIBBLE VALLEY

Nestled on a quiet cul-de-sac close to the heart of the popular market town of Clitheroe, this two-bedroom, mid-terraced home is being welcomed to the property market. Ideally suited for a first-time buyer or small family looking to put their personal stamp on a property to make it their dream home. The property offers surprisingly spacious interiors and a gorgeous "sun-trap" rear yard, ideal for enjoying long summer evenings in your own peaceful retreat.

The property comprises briefly, to the ground floor; an entrance through the vestibule to a spacious living room with stairs leading to the first floor, and an open archway to the dining room. The dining room has doors leading to understairs storage and the fitted kitchen. The kitchen provides access to a gorgeous garden room which has doors leading to a utility room and the rear yard. To the first floor is a landing with doors leading to two bedrooms and a three-piece shower room. Externally the property boasts an enclosed rear paved yard with a seating area and gate to a shared access road.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

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- Mid Terrace Property
 - Two Spacious Reception Rooms
 - On Street Parking
 - EPC Rated D
- Two Bedrooms
 - Three Piece Shower Room
 - Leasehold
- Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band B

Ground Floor

Entrance Vestibule

4'7 x 2'10 (1.40m x 0.86m)

UPVC double glazed front entrance door, alarm panel, wood effect flooring and door to reception room one.

Reception Room One

15'2 x 15' (4.62m x 4.57m)

UPVC double glazed window, two central heating radiators, ceiling rose, cornice coving, dado rail, space for gas fire, granite hearth, surround and mantel, gas meter, television point, stairs to the first floor and open archway to reception room two.

Reception Room Two

15'2 x 11'10 (4.62m x 3.61m)

UPVC double glazed window, central heating radiator, ceiling rose, cornice coving, dado rail, understairs storage and door to the kitchen.

Kitchen

12'8 x 7'10 (3.86m x 2.39m)

UPVC double glazed garden window, central heating radiator, range of wall and base units with wood effect surfaces, freestanding cooker with four ring electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, space for fridge freezer, part wood cladde elevations, wood cladde ceiling, wood effect flooring and door to the garden room.

Garden Room

13'2 x 10'2 (4.01m x 3.10m)

UPVC double glazed window, hardwood double glazed window, panelled base units with wood effect surfaces, space for dryer, plinth heater, wood cladde ceiling, door to the utility and hardwood single glazed door to the rear.

Utility Room

5'11 x 5'6 (1.80m x 1.68m)

Low basin WC, plumbing for washing machine, ceramic Belfast sink, Worcester boiler and extractor fan.

First Floor

Landing

Central heating radiator, loft access and doors to two bedrooms and shower room.

Shower Room

8'3 x 6'8 (2.51m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin, walk in direct feed shower unit, PVC panelled elevations in shower, part tiled elevations, wood cladde ceiling and wood effect flooring.

Bedroom One

13' x 12' (3.96m x 3.66m)

UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, vanity top wash basin and over stairs storage.

Bedroom Two

14'1 x 8'1 (4.29m x 2.46m)

UPVC double glazed window, central heating radiator, fitted storage and vanity top wash basin.

External

Rear

Enclosed paved yard with outdoor light and water tap.

Front

Paved courtyard with wrought iron fencing.



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