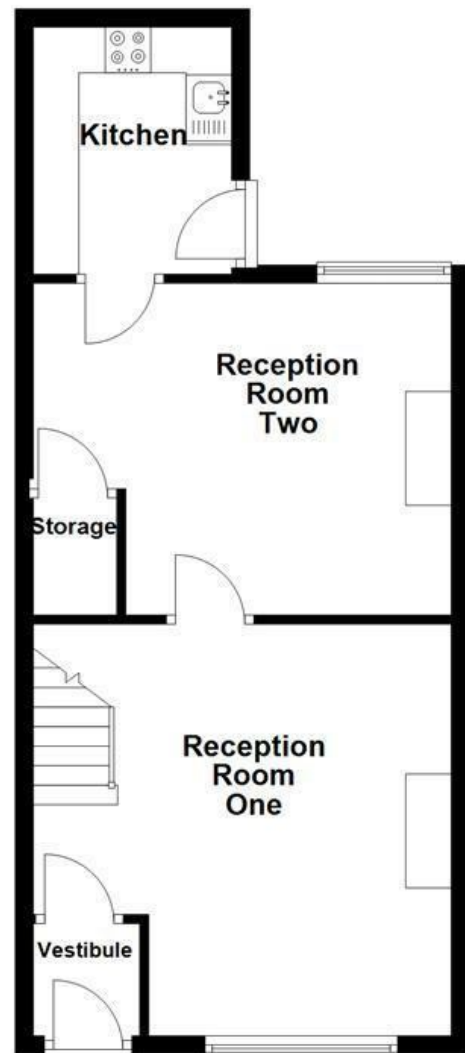
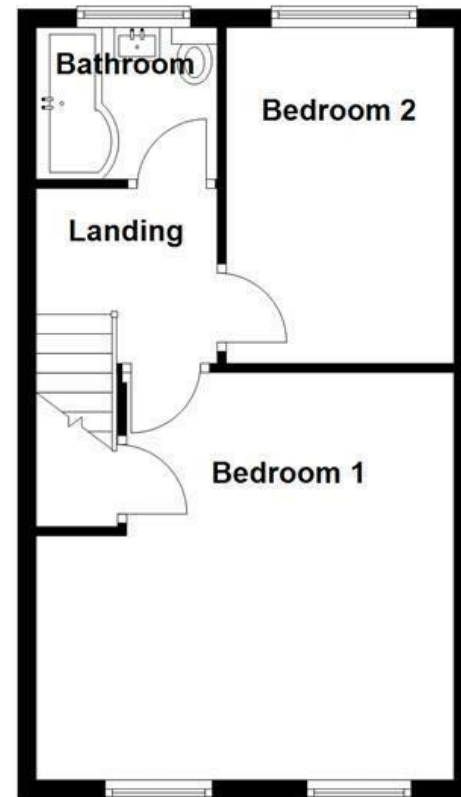


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(81-91) B		
(69-80) C		
(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.

Shawbridge Street, Clitheroe, BB7 1LZ

Offers Over £150,000

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Situated in the heart of Clitheroe, Shawbridge Street presents a charming mid-terrace house that is perfect for those seeking a comfortable and convenient lifestyle. This delightful property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for comfort, while the contemporary family bathroom adds a touch of luxury to everyday routines.

With two inviting bedrooms, this home is ideal for small families, couples, or individuals looking for a peaceful retreat. The front and rear yards offer outdoor space for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day.

The location is truly exceptional, placing you right in the vibrant heart of Clitheroe. Residents can enjoy easy access to local amenities, shops, and eateries, making it a perfect spot for those who appreciate the convenience of town living.

This mid-terrace property is not just a house; it is a place where you can create lasting memories. With its blend of comfort, style, and prime location, it is an opportunity not to be missed.

Shawbridge Street, Clitheroe, BB7 1LZ

Offers Over £150,000

 **2**  **1**  **2**  **D**

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating D
 - Bursting With Potential
 - Easy Access To Major Network Links

Ground Floor

Entrance
UPVC single glazed frosted door to vestibule.

Vestibule
4'1 x 3'10 (1.24m x 1.17m)
Door to reception room one.

Reception Room One
15' 1 x 14'10 (4.57m 0.30m x 4.52m)
UPVC double glazed window, central heating radiator, radiant gas fire with surround, stairs to first floor and door to reception room two.

Reception Room Two
15'5 x 11'11 (4.70m x 3.63m)
UPVC double glazed window, central heating radiator, radiant gas fire, under stairs storage and door to kitchen.

Kitchen
8'11 x 7'2 (2.72m x 2.18m)
UPVC double glazed window, UPVC double glazed door to rear, gloss wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, space for freestanding oven, access to Biasi boiler, extractor fan, part tiled elevation and tiled effect flooring.

First Floor

Landing
8'3 x 6'9 (2.51m x 2.06m)
Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
15'4 x 14'11 (4.67m x 4.55m)
Two UPVC double glazed windows, central heating radiator and storage.

Bedroom Two
12'1 x 8'8 (3.68m x 2.64m)
UPVC double glazed window and central heating radiator.

Bathroom
6'6 x 5'6 (1.98m x 1.68m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, L shaped panel bath with mixer tap and rainfall rinse head, extractor fan, tiled elevation and tiled floor.

External

Front
Enclosed paved courtyard with bedding areas and mature shrubs.

Rear
Enclosed rear yard.

Tel: 01200422824



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