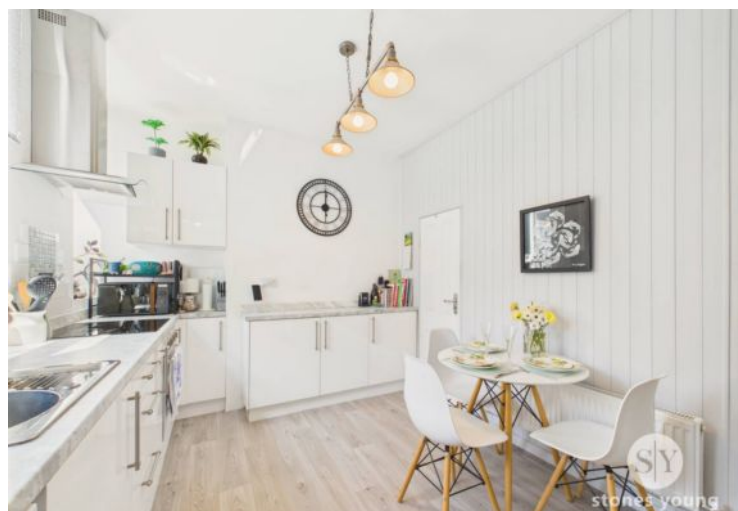
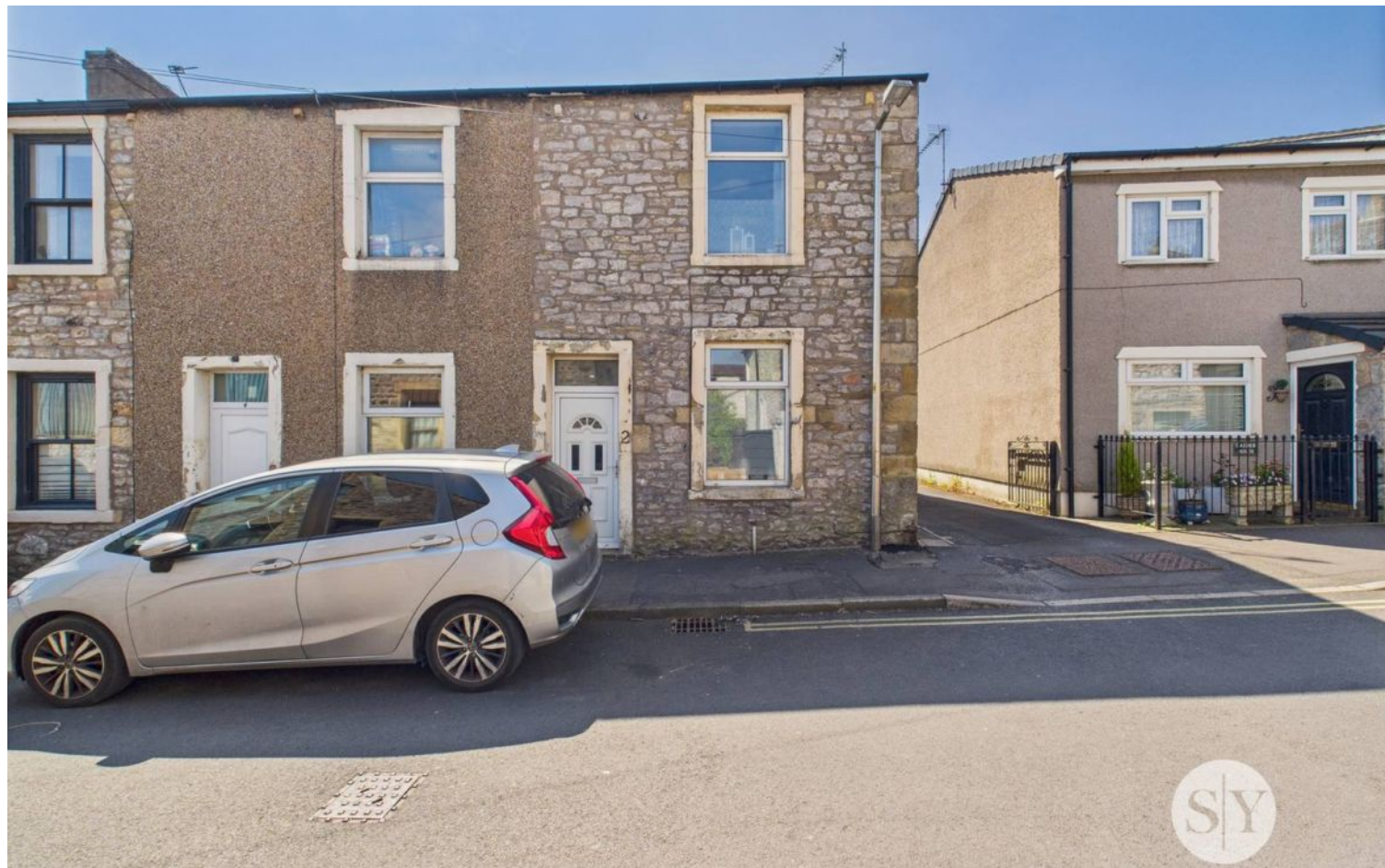




2 Albion Street, Clitheroe

£174,000 Freehold

Council Tax band: A

Tenure: Freehold

A charming 2 bedroom end of terrace house, this attractive stone-built property boasts a superbly renovated interior, providing a comfortable and modern living space. The accommodation comprises 2 double bedrooms, with a modern spacious 'Jack & Jill' style bathroom offering great practicality, while the bright front lounge and dining kitchen provide ample space for relaxation and entertaining. A useful utility room adds to the layout of this delightful home, offering a well-planned space that is filled with natural light throughout with the added comforts of gas central heating and uPVC double glazing throughout. Ideal for first-time buyers or investors, this property is located in a tucked-away yet convenient position for the town, offering easy walking access to an array of local amenities.

Stepping outside, the property offers a quaint rear yard that provides a private outdoor space and features 3 useful brick-built stores for storage solutions, outside tap and side gate access. With a no chain delay, freehold status, and a tax band A classification, this property presents a fantastic opportunity for those seeking a beautiful well-maintained home with the ideal blend of comfort and convenience in a sought-after location.

- Attractive Stonebuilt Terrace Home
- Superb Recently Renovated Accom.
- 2 Double Bedrooms, Gas CH & uPVC DG
- Modern Spacious 'Jack & Jill' Style Bathroom
- Lounge & Modern Dining Kitchen; Utility
- Quaint Rear Yard With Useful Brickbuilt Stores
- No Chain Delay; Freehold, Tax Band A
- Tucked Away & Convenient Position For Town
- Ideal For First Time Buyers/Investors



Vestibule

Original tiled flooring, uPVC double glazed front door.

Living room

Carpet flooring, uPVC double glazed window, double panel radiator.

Kitchen Diner

Vinyl flooring, fitted base and wall units with contrasting worktops, tiled splashback, integrated electric hob and oven, extractor fan, space for dishwasher, space for freestanding fridge freezer, x2 uPVC double glazed window, double panel radiator, stainless steel sink and drainer, pantry under the stairs housing the combi boiler, stairs to the first floor.

Utility Room

Tiled flooring, space for washing machine, space for tumble dryer, wood panelling, storage cupboard, window, double panel radiator, original wooden stable style back door.

Landing

Doors to bedroom 1 & 2. uPVC double glazed window.

Master bedroom

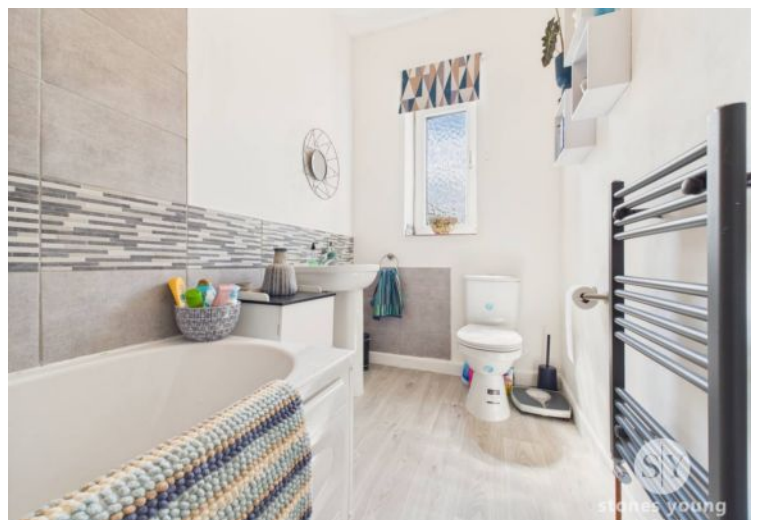
Double bedroom, Carpet flooring, uPVC double glazed window, fitted wardrobes, double panel radiator, access to Jack and Jill bathroom.

Bedroom Two

Double bedroom, carpet flooring, loft access, uPVC double glazed window, double panel radiator, access to Jack and Jill bathroom.

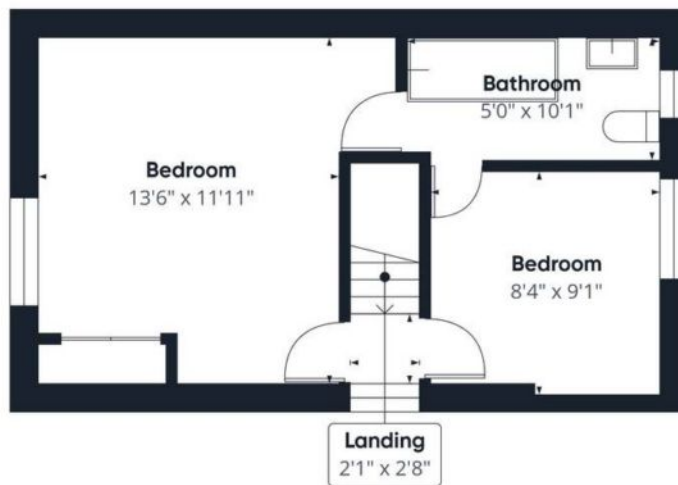
Bathroom

Vinyl flooring, tiled splashbacks, modern spacious 3-pce suite in white comprising low level w.c., pedestal basin, panelled bath with thermostatic shower over with additional handheld attachment, ladder style radiator, uPVC double glazed frosted window, wood effect flooring, part tiled walls.





Floor 0



Floor 1



Approximate total area⁽¹⁾
661 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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