

7 Kay Street, Clitheroe

£179,950 Leasehold

SPACIOUS TWO BEDROOM HOME WITH ATTIC CONVERSION IN EXCELLENT CONDITION Located on this quiet residential street off Woone Lane, this beautiful property offers no onward chain and the opportunity to move in immediately
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



SPACIOUS TWO BEDROOM HOME WITH ATTIC CONVERSION IN EXCELLENT CONDITION Located on this quiet residential street off Woone Lane, this beautiful property offers no onward chain and the opportunity to move in immediately. Internally, the property has been well maintained and beautifully presented by the current owners. The downstairs offers two generous reception rooms offering plentiful living space to meet all needs. Located at the rear is a kitchen extension where the vaulted ceiling offers a sense of extra space and light to floor the rear of the property. The kitchen is well designed to incorporate plentiful worktop space, cupboards and space for appliances.

Head upstairs and you'll find an ample landing leading to each of the bedrooms. Both bedrooms have previously housed double beds and both have the benefit of fitted wardrobes, maximising the space on offer. The bathroom is also found on the first floor where modern upgrades have given the space a real lift. This home has the unique benefit of an attic conversion and with the intelligent design, ensures minimal compromise and a huge benefit with a space that currently boasts a king sized bed, yet offers the versatility for a home office or games room.

Externally, the rear yard offers a south-west facing aspect ensuring the summer sun can be enjoyed. This home offers pleasant dog walks around the nature reserve and walk distance to Clitheroe Town Centre.

- Spacious Two Bedrooms Plus Versatile Attic Room
- Plentiful Storage Throughout Including Eaves on Second Floor
- Two Generous Reception Rooms and Separate Kitchen
- Fitted Wardrobes in Both Bedrooms and Attic Room
- Stunning Three Piece Bathroom
- South West Facing Rear Yard
- Council Tax Band B
- Quiet Residential Street Located Closely to Primrose Nature Reserve
- Walking Distance to Clitheroe Town Centre



Vestibule

Mat flooring

Lounge

Vinyl flooring, feature fireplace with tiled hearth and surround, panel radiator, upvc double glazed window

Second Reception

Laminate flooring, feature fireplace with marble hearth and surround, under stairs storage, upvc double glazed window

Kitchen

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, gas hob, integral oven, plumbed for washing machine, space for fridge freezer, space for slimline dishwasher, wooden flooring, panel radiator, upvc double glazed windows and door to rear garden

Landing

Carpet flooring, stairs to attic room, eaves storage by attic room

Bedroom 1

LVT flooring, fitted wardrobe, panel radiator, upvc double glazed window

Bedroom 2

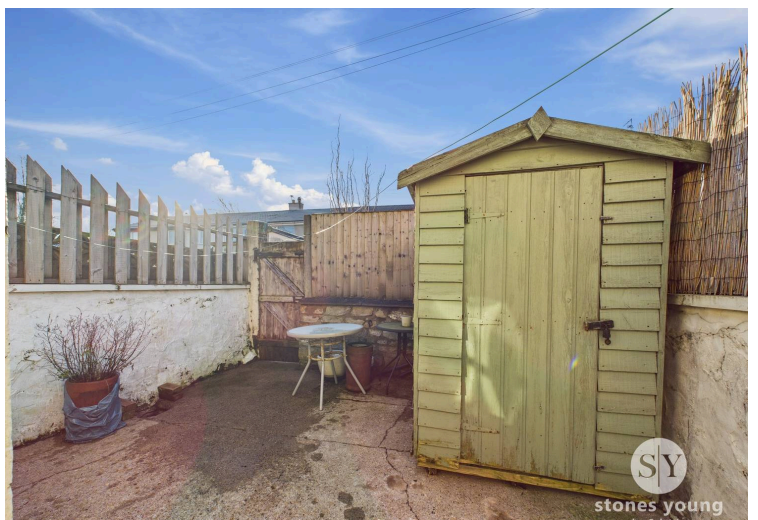
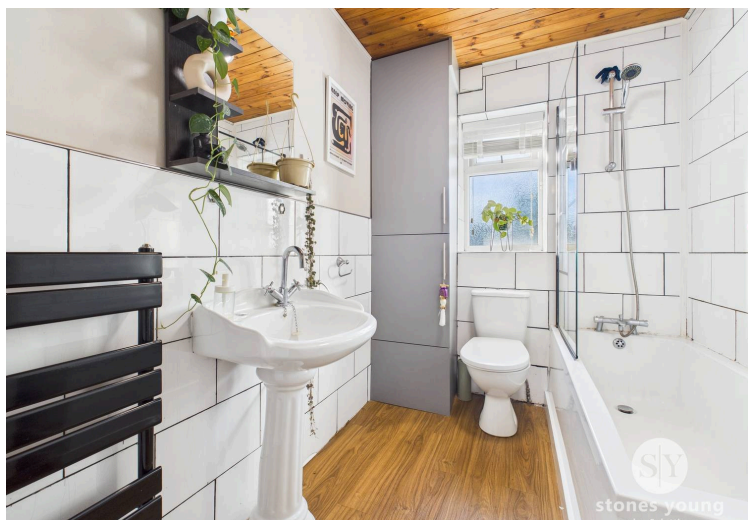
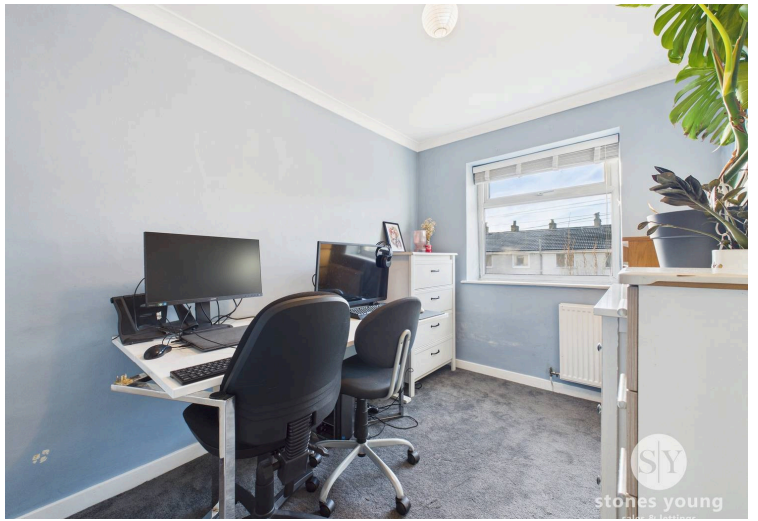
Carpet flooring, fitted wardrobe, panel radiator, upvc double glazed window

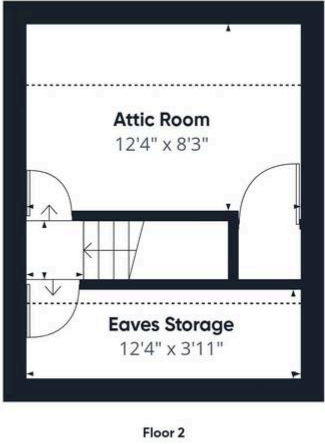
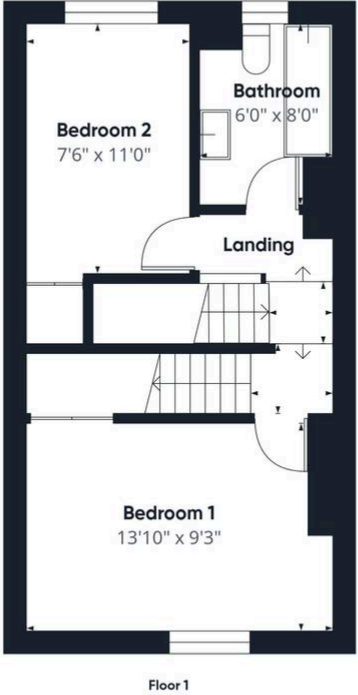
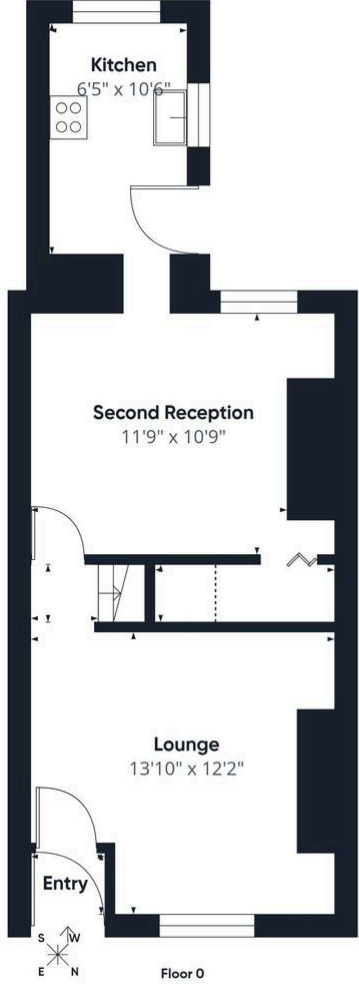
Bathroom

Three piece suite with shower over bath, Wc and sink, heated towel rail, fitted cupboard housing combi boiler, LVT flooring, upvc double glazed frosted window

Attic room

Carpet flooring, storage cupboard, velux window





Approximate total area^m
886 ft²
Reduced headroom
75 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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