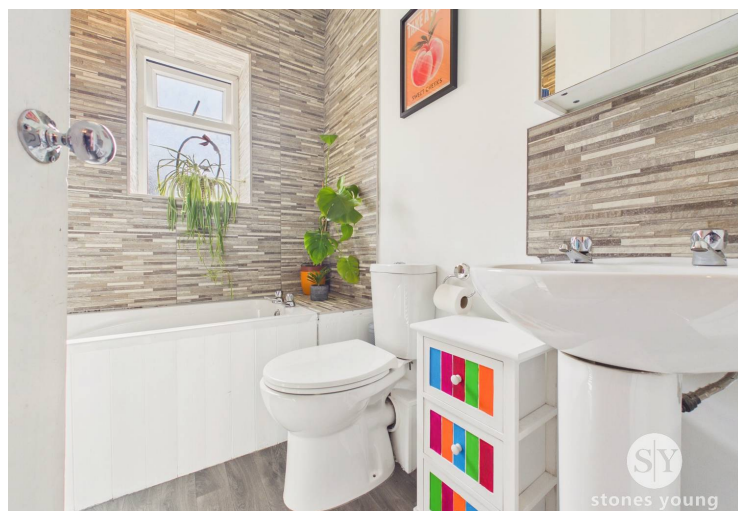




33 Peel Street, Clitheroe

£149,000 Leasehold

Well appointed two bedroom mid-terrace with open plan living, fitted kitchen, modern bathroom, built-in storage, patio garden, gas heating, double glazing, and easy walking distance to town centre, amenities and schools.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



This well appointed two bedroom mid-terraced house presents an excellent opportunity for first time buyers, offering a harmonious blend of comfort and convenience within easy walking distance to the town centre, local amenities and schools. The property features a spacious open plan living and dining area, ideal for both relaxation and entertaining, complemented by a bright fitted kitchen with practical units and worktops, built in oven and hob, and a modern, fresh three-piece bathroom on the first floor. Both bedrooms benefit from built-in storage or wardrobes, maximising space and organisation. Additional practicalities include gas central heating, uPVC double glazing and on street parking. With a thoughtful layout and further potential for personalisation, this home sits in council tax band A, making it an attractive and affordable choice.

To the rear, a generously sized stone paved patio garden awaits, enjoying a sunny south east aspect. Enclosed by a boundary wall for privacy, the outdoor space is both low maintenance and inviting, with a secure rear gate providing convenient access. This delightful garden area enhances the property's appeal, offering a peaceful retreat and an ideal setting for outdoor entertaining or relaxing in the sunshine.

- Spacious Open Plan Living Dining Room
- Bright Fitted Kitchen & 3-pce Bathroom
- Excellent Stone Paved Rear Patio Area
- 2 Bedrooms - With Built In Storage/Wardrobes
- On Street Parking, Gas CH, uPVC Double glazing
- Easy Walking Distance To Town, Amenities & Schools
- Ideal For First Time Buyers; Tax Band A
- Well Appointed With Further Potential



Entrance Vestibule

uPVC front door.

Lounge

uPVC double glazed window, TV point, cupboards housing gas and electric meters, panel radiator, storage cupboard in alcove area, feature fireplace around with tiled inset and hearth, open to dining room:

Dining Room

Storage cupboard built into chimney breast, staircase leading to 1st floor, understairs storage cupboard, open through to kitchen.

Kitchen

White fitted wall and base units, contrasting wood style laminate worktops, part tiled walls, integrated electric oven and grill, 4-ring ceramic electric hob, stainless steel sink drainer unit, plumbing for washing machine, wood style flooring, space for tumble dryer, spotlighting, uPVC double glazed windows uPVC double glazed external rear door.

Landing

Loft access.

Bedroom One

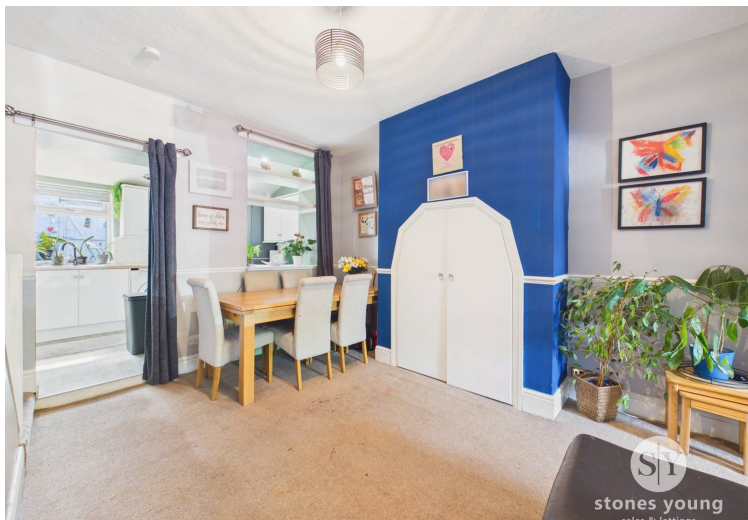
Double room, full wall of fitted wardrobes with sliding mirrored doors, carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Two

Single room, carpet flooring, large built-in cupboards and drawers also housing combination gas central heating boiler, panel radiator, uPVC double glazed window.

Bathroom

3-pce white suite, panelled bath with electric shower over, chrome ladder towel radiator, low-level w.c., pedestal wash basin, wood effect flooring, uPVC double glazed frosted window, part tiled walls.





Approximate total area⁽¹⁾
740 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360