



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

Fairfield Drive, Clitheroe, BB7 2PS

£1,400

FULLY RENOVATED, SEMI-DETACHED FAMILY HOME

Nestled in the charming area of Clitheroe, this beautifully renovated semi-detached house on Fairfield Drive offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for a small family or a couple seeking to downsize without sacrificing space.

Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the open plan kitchen and dining room, which features a stylish island and breakfast bar, making it a delightful space for family meals and gatherings. The contemporary kitchen and bathroom suites have been thoughtfully designed, ensuring a fresh and neutral finish throughout the property.

The easy maintenance exteriors add to the appeal, allowing you to spend more time enjoying your home and less time on upkeep. Additionally, the property benefits from off-road parking, providing convenience and peace of mind.

Situated in a popular area, this home is well-positioned for those looking to enjoy the tranquility of suburban life while remaining close to local amenities. Whether you are a small family or a couple looking for a comfortable and stylish residence, this property on Fairfield Drive is sure to meet your needs.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Fairfield Drive, Clitheroe, BB7 2PS

£1,400

 3  2  2  D

- Immaculate Semi Detached Property
 - Contemporary Fitted Dining Kitchen
 - Ample Off Road Parking to Front and Rear
 - EPC Rating D
- Three Bedrooms
 - Open Plan Living
 - Close Proximity To Local Amenities
- Three Piece Bathroom Suite
 - Immaculate Garden to Side
 - Council Tax Band D

Ground Floor

Entrance Hall

27'11 x 8'3 (8.51m x 2.51m)

Composite double glazed frosted front door and window, central heating radiator, smoke detector, spotlights, wood effect laminate flooring, doors to reception room one, shower room, reception room two, utility, kitchen and stairs to first floor.

Reception Room One

19'7 x 10'8 (5.97m x 3.25m)

UPVC double glazed window, central heating radiator, spotlights and television point.

Reception Room Two

13'3 x 10'10 (4.04m x 3.30m)

Central heating radiator, wood effect laminate flooring and open to kitchen.

Shower Room

6'10 x 4'6 (2.08m x 1.37m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, PVC panelled elevations, extractor fan and wood effect laminate flooring.

Utility

5'8 x 4'7 (1.73m x 1.40m)

UPVC double glazed window, wall mounted Main boiler, plumbing for washing machine, space for dryer and tiled flooring.

Kitchen

17'2 x 16'9 (5.23m x 5.11m)

UPVC double glazed window, central heating radiator, range of wall and base units with solid wood work surfaces, integrated high rise double oven, five ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, spotlights, central island and breakfast bar, wood effect laminate flooring and UPVC double glazed bi-folding doors to rear.

First Floor

Landing

UPVC double glazed window, smoke detector, spotlights, doors to three bedrooms and bathroom.

Bedroom One

13'0 x 10'3 (3.96m x 3.12m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

12'2 x 8'5 (3.71m x 2.57m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

9'7 x 8'7 (2.92m x 2.62m)

UPVC double glazed window, central heating radiator and spotlights.



Tel: 01282507250

www.keenans-estateagents.co.uk