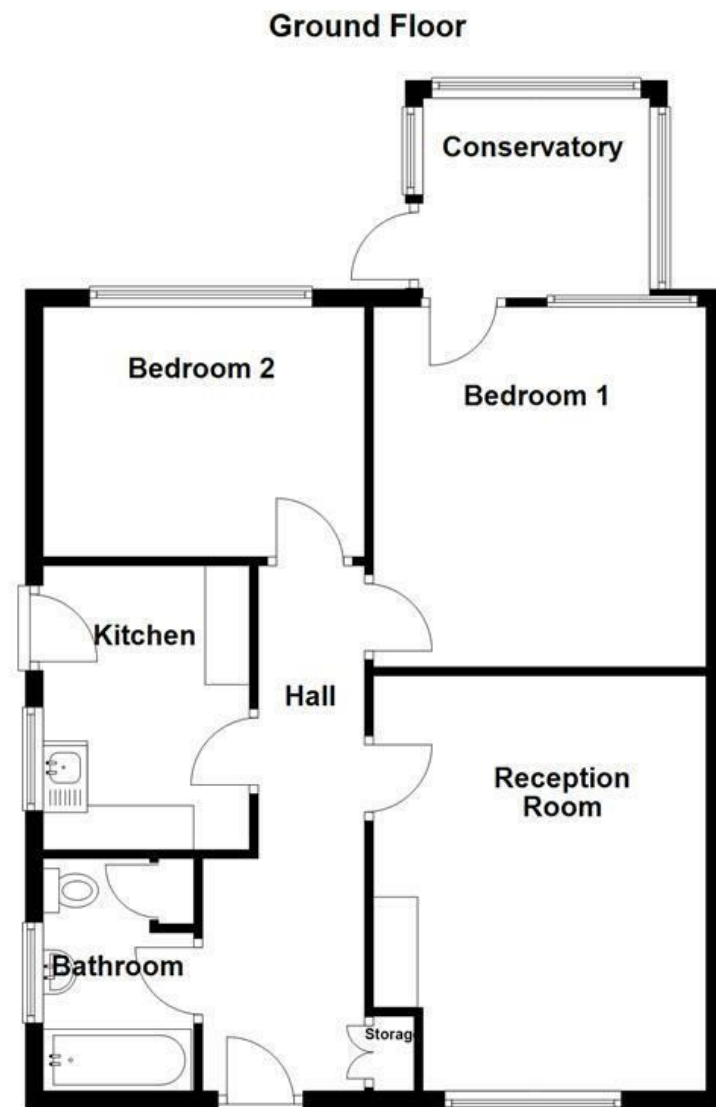




Westfield Drive, West Bradford, BB7 4TF

£895

SPACIOUS TWO BED BUNGALOW IN CLITHEROE

Nestled in the charming area of Westfield Drive, West Bradford, Clitheroe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With a spacious reception room, this home provides an inviting atmosphere for relaxation and entertaining.

The property boasts two generously sized double bedrooms, one of which conveniently leads to a lovely conservatory. This bright space overlooks a beautifully maintained enclosed rear garden, which is laid to lawn and features a greenhouse, making it an ideal spot for gardening enthusiasts or those simply wishing to enjoy the outdoors.

In addition to its appealing interior, the bungalow offers off-road parking for multiple vehicles, ensuring that you and your guests will always have a place to park. The location is particularly advantageous, being in close proximity to local schools and shops, making daily errands and family life a breeze.

This property is perfect for those seeking a peaceful yet accessible lifestyle in a picturesque setting. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow presents an excellent opportunity to create a warm and welcoming home. Don't miss the chance to view this charming property and experience all it has to offer.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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.

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- Tenure Freehold
 - Off Road Parking With Drive And Access To Garage
 - Ideal Home For A Couple Or Single Occupancy
 - Close Proximity To Local Amenities
- Council Tax Band C
 - Two Generously Sized Double Bedrooms
 - Abundance Of Outdoor Space
- EPC Rating D
 - Viewing Essential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

18'11 x 6' (5.77m x 1.83m)

Central heating radiator, smoke alarm, integrated storage, doors to bathroom, reception room, kitchen and two bedrooms.

Reception Room

15'5 x 12'5 (4.70m x 3.78m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, smoke alarm and electric fire with decorative surround.

Kitchen

10'6 x 7'9 (3.20m x 2.36m)

UPVC double glazed window, central heating radiator, smoke alarm, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for oven, space for fridge, part tiled elevation and UPVC double glazed door with stained glass leading to side elevation.

Bedroom One

13'4 x 12'5 (4.06m x 3.78m)

UPVC double glazed window, central heating radiator and UPVC double glazed door to conservatory.

Conservatory

8'7 x 7'5 (2.62m x 2.26m)

UPVC double glazed windows, polycarbonate roof, central heating radiator, tiled effect flooring and UPVC door to rear.

Bedroom Two

11'11 x 9'2 (3.63m x 2.79m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'5 (2.39m x 1.65m)

Two UPVC double glazed frosted windows, central heating radiator, Low flush WC, pedestal wash basin, panel bath, overhead electric feed shower, part tiled elevation, loft access, integrated storage and extractor fan.

External

Rear

Enclosed laid to lawn, bedding areas, mature shrubs, greenhouse and garage.

Front

Paving, gravel chip bedding areas with mature shrubs, driveway with access to garage.



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