

KEENANS

Sales & Lettings



Up Brooks, Clitheroe, BB7 1PL
Offers Over £650,000

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Ground Floor

Entrance Vestibule

Reception Room One

14'6" x 14'4" (4.42 x 4.37)

UPVC double glazed window, cast iron open fire with tiled hearth and wooden mantel, two central heating radiators, exposed beams, television point, telephone point, stairs to the first floor, understairs storage and doors to breakfast room and reception room two.

Reception Room Two

16'11" x 14'4" (5.16 x 4.37)

Two UPVC double glazed windows, two central heating radiators, a brick fireplace with tiled hearth and wooden mantel, exposed beams and television point.

Breakfast Room

11'10" x 10'6" (3.61 x 3.20)

Central heating radiator, doors to conservatory and dining room and open to the kitchen.

Dining Room

18'6" x 11'0" (5.64 x 3.35)

UPVC double glazed window and French doors to the rear.

Kitchen

13'3" x 10'6" (4.04 x 3.20)

Two UPVC double glazed windows, range of wall and base units with laminate worktops, range cooker with a six ring electric hob, stainless steel one and a half bowl sink, drainer and mixer tap, integrated fridge, integrated dishwasher, wood effect flooring and door to the rear porch.

Rear Porch

Central heating radiator, wood effect flooring and doors to WC, utility and the side elevation.

WC

4'3" x 2'7" (1.30 x 0.79)

UPVC double glazed frosted window, traditional high basin WC and wood effect flooring.

Utility Room

16'1" x 10'11" (4.90 x 3.33)

UPVC double glazed window, central heating towel rail, stainless steel one and a half bowl sink, drainer and mixer tap, plumbing for washing machine, space for dryer, double direct feed shower with PVC elevations, vanity top wash basin, combination boiler and a stable door to the side elevation.

Conservatory

38'0" x 26'0" (11.58 x 7.92)

Fully UPVC double glazed, pitched polycarbonate roof, two ceiling fans, television point, wood flooring and French doors to the rear and side elevation.

First Floor

Landing

Hardwood double glazed window, skylight and doors to five bedrooms and bathroom.

Bathroom

7'10" x 5'6" (2.39 x 1.68)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising: low basin WC, pedestal wash basin, wood panelled bath with electric feed shower overhead and part tiled elevations.

Bedroom One

14'6" x 11'6" (4.42 x 3.51)

UPVC double glazed window, central heating radiator, exposed beams and fitted wardrobe.

Bedroom Two

11'5" x 8'2" (3.48 x 2.49)

UPVC double glazed window and central heating radiator.

Bedroom Three

14'10" x 8'9" (4.52 x 2.67)

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

Bedroom Four

16'2" x 7'3" (4.93 x 2.21)

Two hardwood double glazed windows, skylight, central heating radiator and television point.

Bedroom Five

13'1" x 10'9" (3.99 x 3.28)

Two UPVC double glazed windows, central heating radiator and open to the walk in wardrobe.

Walk In Wardrobe

10'6" x 10'4" (3.20 x 3.15)

UPVC double glazed window.

External

Laid to lawn garden with woodland area, detached double garage, extensive off road parking for numerous vehicles and two holiday lodges at the back of the property.

Further information about the lodges, including pictures, can be found at www.lowsunlodges.co.uk.

Agents Notes

Council Tax Band E.





All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			

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.