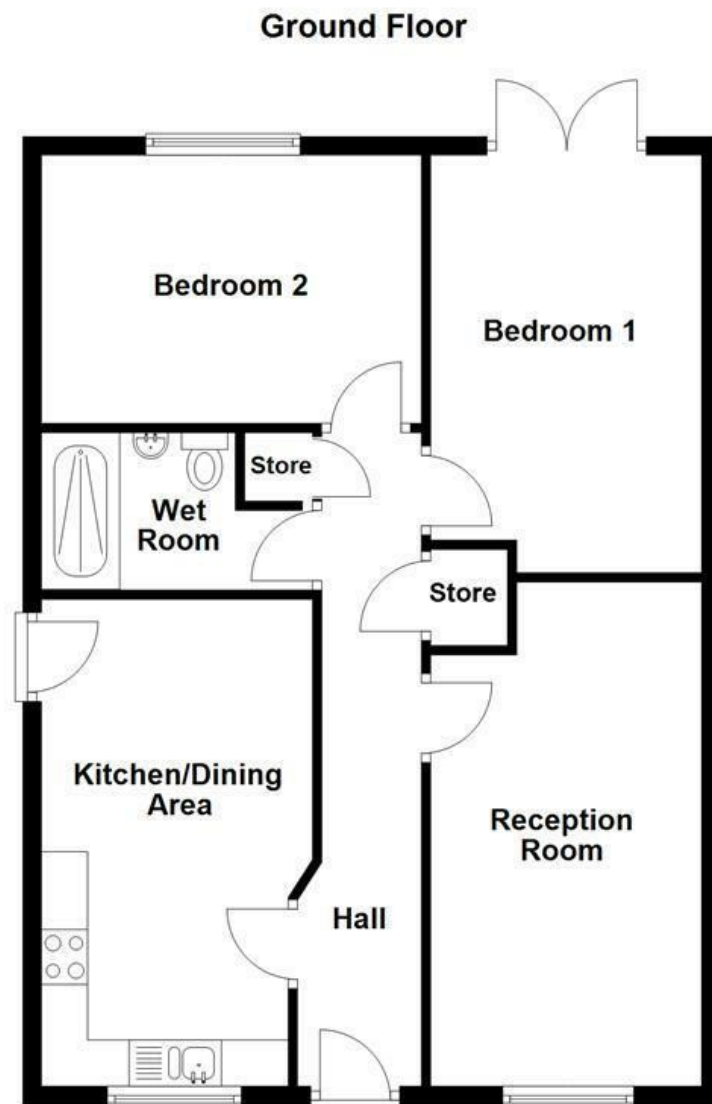




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   | 83                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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.

## Barnard Close, Clitheroe, BB7 2GX

### 50% Shared Ownership £157,500

A GORGEOUS TWO BEDROOM DETACHED TRUE BUNGALOW WITH CHARMING GARDEN

Nestled in the tranquil Barnard Close, Clitheroe, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and modern living. Built in 2017, the property spans an impressive 786 square feet and is designed to cater to the needs of a single occupant or a couple seeking the convenience of single-storey accommodation.

As you step inside, you will be greeted by a spacious reception room that is filled with natural light, creating a warm and inviting atmosphere. The interior is finished in neutral tones, allowing for a versatile backdrop that can easily be personalised to suit your style. The contemporary kitchen is well-equipped, making it a joy to prepare meals and entertain guests.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is the charming rear garden, which offers a peaceful retreat for outdoor enjoyment. Whether you wish to cultivate a garden or simply relax in the fresh air, this space is sure to please. Additionally, the property benefits from off-road parking for multiple vehicles, adding to the convenience of living in this lovely home.

Situated on the outskirts of Clitheroe, this bungalow enjoys a serene location with easy access to picturesque riverside walks along the River Ribble. This property is an ideal choice for those seeking a peaceful

# Barnard Close, Clitheroe, BB7 2GX

## 50% Shared Ownership £157,500

 **2**  **1**  **1**  **B**

- Exceptional Detached Bungalow - 50% Shared Ownership
- Modern Fitted Kitchen
- Ample Off Road Parking
- EPC Rating B
- Two Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Three Piece Wet Room
- Stunning Landscaped Rear Garden
- Council Tax Band D

### Entrance Hall

23'3 x 4'4 (7.09m x 1.32m )

Composite double glazed frosted front door, central heating radiator, access to part boarded loft with lighting via ladder, smoke detector, wood effect flooring, doors leading to kitchen/dining area, two bedrooms, reception room, linen cupboard with boiler and wet room.

### Reception Room

17'11 x 9'7 (5.46m x 2.92m )

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

### Bedroom One

14'10 x 9'8 (4.52m x 2.95m)

Central heating radiator, phone and satellite point and UPVC double glazed French doors to rear.

### Bedroom Two

13'6 x 9'6 (4.11m x 2.90m)

UPVC double glazed window and central heating radiator.

### Wet Room

9'7 x 5'7 (2.92m x 1.70m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, part PVC panelled elevations, extractor fan and vinyl flooring.

### Kitchen/Dining Area

16'5 x 8'9 (5.00m x 2.67m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, one and a half bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, extractor fan, wood effect flooring and composite double glazed door to side elevation.

### External

#### Rear

Laid to lawn garden, fruit trees, timber shed and pond.

#### Front

Off road parking.



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