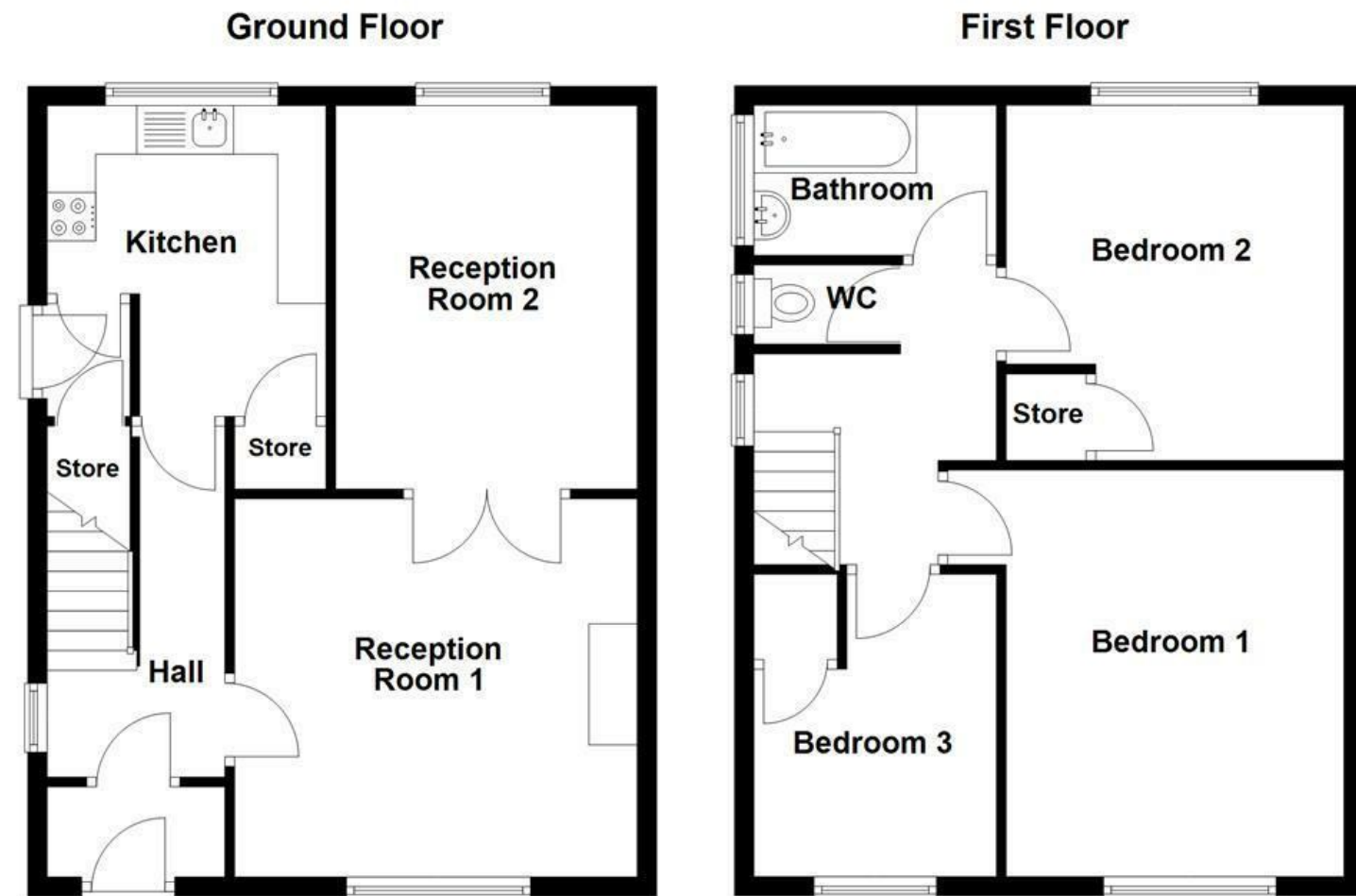




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Peel Park Close, Clitheroe, BB7 1EX

Offers In Excess Of £250,000

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY

Located in the charming area of Peel Park Close, Clitheroe, this delightful house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The two reception rooms provide ample space for relaxation and entertaining, ensuring that you can host gatherings with ease.

The house features a separate WC and a well-appointed bathroom, catering to the needs of modern living. One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

Additionally, the property boasts a driveway and a garage, providing secure parking and extra storage space. This home is not only practical but also offers a welcoming atmosphere, making it a perfect place to create lasting memories.

With its desirable location in Clitheroe, you will find yourself within easy reach of local amenities, schools, and beautiful countryside walks. This property is a fantastic opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this house your new home.

Peel Park Close, Clitheroe, BB7 1EX

Offers In Excess Of £250,000

 3  1  2  D

- Spacious Semi Detached Property
 - Ample Living Space
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Three Bedrooms
 - Bursting with Potential
 - Tenure Leasehold
- Two Piece Bathroom Suite and Separate WC
 - Enviably Gardens to Front and Rear
 - Council Tax Band D

Ground Floor

Entrance Vestibule

6'0 x 3'1 (1.83m x 0.94m)
UPVC double glazed frosted front door and door to hall.

Hall

11'9 x 5'11 (3.58m x 1.80m)
UPVC double glazed window, central heating radiator, smoke detector, doors leading to reception room one, kitchen and stairs to first floor.

Reception Room One

13'8 x 12'10 (4.17m x 3.91m)
UPVC double glazed window, central heating radiator, coving, two feature wall lights, television point and hardwood single glazed frosted double doors to reception room two.

Reception Room Two

13'0 x 10'3 (3.96m x 3.12m)
UPVC double glazed window, central heating radiator and door to kitchen.

Kitchen

12'7 x 8'4 (3.84m x 2.54m)
UPVC double glazed window, range of wall and base units with laminate work surfaces, stainless steel sink and drainer with traditional taps, space for oven, space for under counter fridge, Worcester boiler, plumbing for washing machine, tiled effect lino flooring and door to rear hall.

Rear Hall

4'3 x 3'6 (1.30m x 1.07m)
Tiled flooring, door to understairs storage and UPVC double glazed frosted door to side elevation.

First Floor

Landing

10'2 x 7'6 (3.10m x 2.29m)
UPVC double glazed window, smoke detector, loft access, doors leading to three bedrooms, bathroom, WC and store.

Bedroom One

14'3 x 10'11 (4.34m x 3.33m)
UPVC double glazed window and central heating radiator.

Bedroom Two

12'11 x 11'5 (3.94m x 3.48m)
UPVC double glazed window, central heating radiator and door to store.

Bedroom Three

10'10 x 7'11 (3.30m x 2.41m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

8'9 x 5'1 (2.67m x 1.55m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, wood panel bath with traditional taps and overhead electric feed shower and tiled elevations.

WC

4'9 x 2'8 (1.45m x 0.81m)
UPVC double glazed frosted window and low basin WC.

External

Rear

Enclosed garden with laid to lawn, paved patio, mature shrubbery and access to garage.

Front

Laid to lawn garden, bedding areas, mature shrubbery, paving, driveway and access to garage.

Garage

15'9 x 9'1 (4.80m x 2.77m)
Two UPVC double glazed windows, power, lighting and up and roller shutter door.

