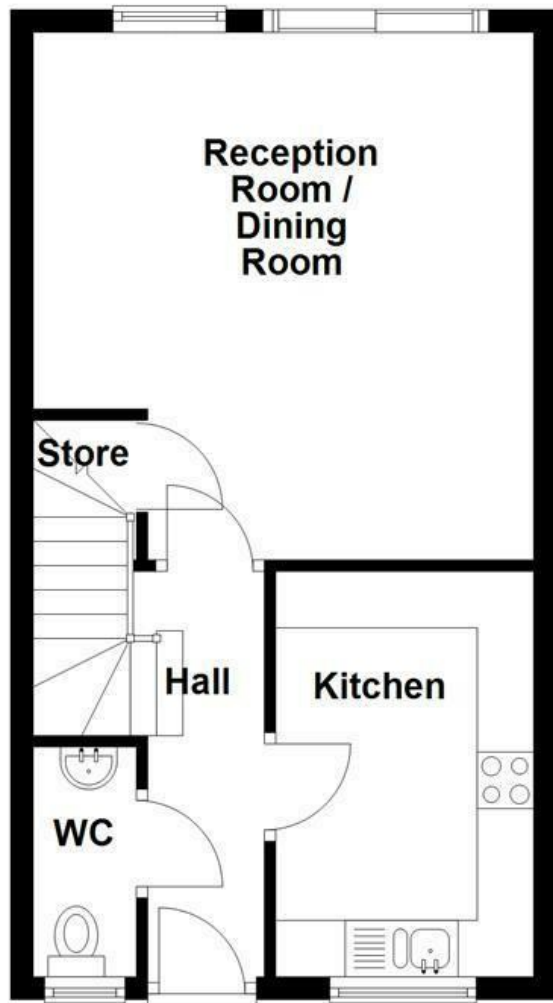
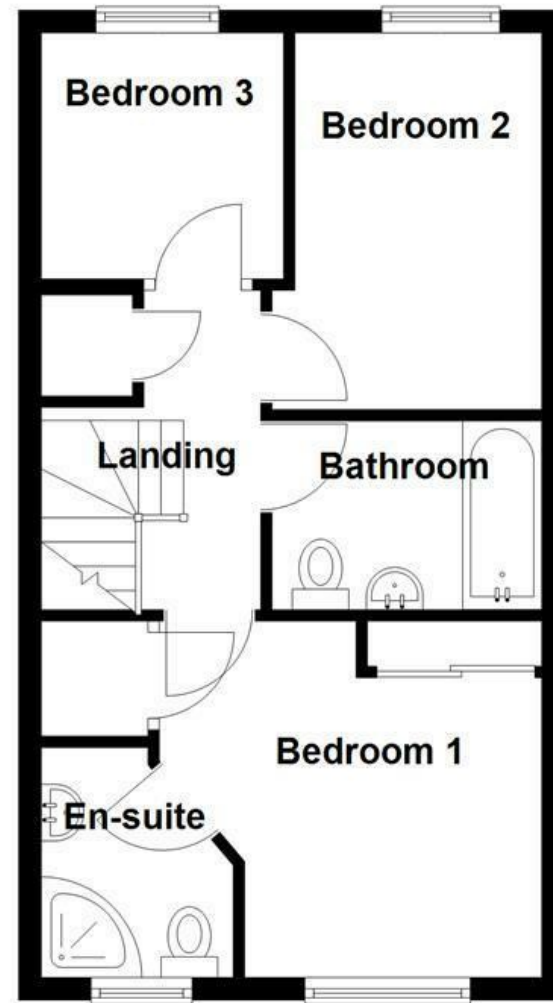


Ground Floor



First Floor



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

Anne Close, Clitheroe, BB7 1FE

£235,000

AN EXCEPTIONAL FAMILY HOME

Nestled in the desirable Anne Close, Clitheroe, this exceptional three-bedroom semi-detached house offers a perfect blend of modern living and comfort which has been meticulously maintained, showcasing a contemporary design that is both stylish and functional.

Upon entering, you will be greeted by spacious rooms adorned with neutral decoration, allowing for a warm and inviting atmosphere. The property boasts two well-appointed bathrooms, ensuring convenience for families or guests. The modern fixtures and fittings throughout enhance the overall appeal, making it a delightful space to call home.

Outside, the property features a double driveway, providing ample parking for residents and visitors alike. The beautifully landscaped gardens offer a serene outdoor retreat, perfect for enjoying the fresh air or entertaining guests during the warmer months.

Situated on a sought-after estate, this home is just a stone's throw away from the vibrant market town of Clitheroe, known for its charming shops, cafes, and community spirit. This prime location ensures that you are never far from the amenities and attractions that make Clitheroe such a popular place to live.

Anne Close, Clitheroe, BB7 1FE

£235,000

 3  2  1  B

- Tenure Leasehold
 - Off Road Parking
 - Two Well Appointed Bathrooms
 - Easy Access To Major Network Links
- Council Tax Band C
 - Sought After Location
 - Low Maintenance Garden Space
- EPC Rating B
 - Ideal Family Home
 - Contemporary Fitted Kitchen

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

11'9 x 6'9 (3.58m x 2.06m)

Central heating radiator, smoke alarm, doors to WC, reception room, kitchen and stairs to first floor.

WC

6'8 x 3' (2.03m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation and tiled effect flooring.

Reception Room/Dining

15'4 x 14'7 (4.67m x 4.45m)

UPVC double glazed window, UPVC double glazed French doors to rear garden, two central heating radiators, television point and door to storage.

Kitchen

11'9 x 7'6 (3.58m x 2.29m)

UPVC double glazed window, central heating radiator, gloss wall and base units, under unit lighting, wood effect work tops, stainless steel sink and drainer with mixer tap, integrated electric oven in a high rise unit, four ring gas hob, stainless steel splash back, extractor hood, integrated boiler, integrated fridge and freezer, plumbing for washing machine and tiled effect flooring.

First Floor

Landing

9'1 x 6'6 (2.77m x 1.98m)

Loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

Bedroom One

11'1 x 10'6 (3.38m x 3.20m)

UPVC double glazed window, central heating radiator, integrated wardrobe, doors to en suite and storage.

En Suite

6'9 x 5'8 (2.06m x 1.73m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, corner electric feed shower enclosure, pedestal wash basin with mixer tap, extractor fan, part tiled elevation and wood effect flooring.

Bedroom Two

7'9 x 10'8 (2.36m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'1 x 7'2 (2.16m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'7 (2.39m x 1.70m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, part tiled elevation and wood effect flooring.

External

Rear

Enclosed laid to lawn garden, paving and stone chippings.

Front

Double driveway and bedding areas.



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