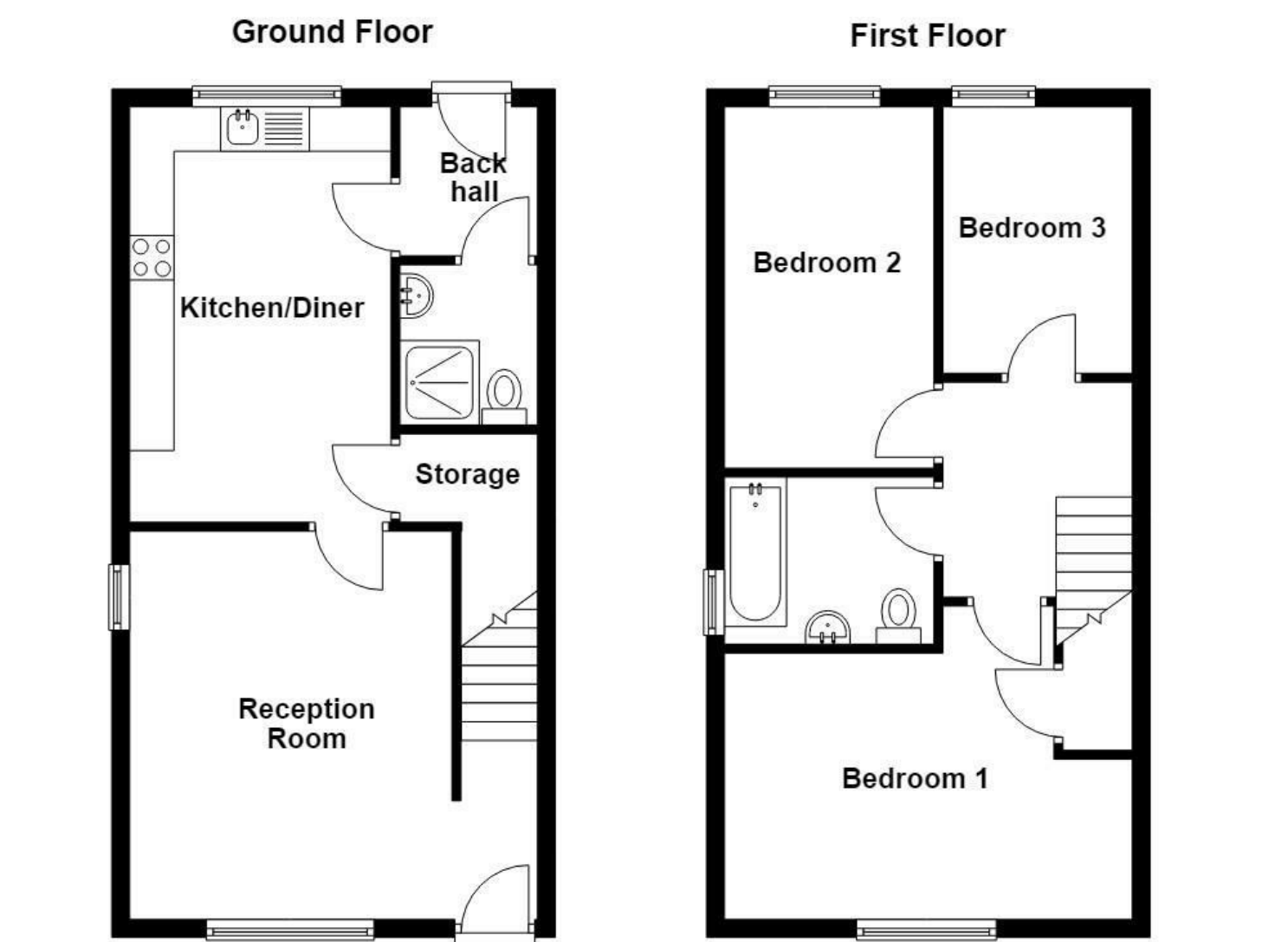




Malkin Street, Clitheroe, BB7 2RW

£300,000

Nestled in the charming town of Clitheroe, this delightful end terrace house on Malkin Street offers a perfect blend of modern living and family-friendly convenience. Built in 2022, this new build property spans an impressive 915 square feet, providing ample space for comfortable living.

The home features three generously sized bedrooms, ideal for families or those seeking extra room for guests or a home office. The spacious living room invites relaxation, while the dining kitchen serves as a wonderful hub for family meals and entertaining.

Step outside to discover a rear garden that basks in the afternoon sun, creating a serene outdoor space for leisure and enjoyment. The garden is complemented by a workshop, sauna, and summerhouse, offering versatile options for hobbies, relaxation, or entertaining friends and family.

Situated on a desirable estate just off Waddington Road, this property is perfectly positioned for families, with excellent local schools and amenities within easy reach. Additionally, the nearby River Ribble provides picturesque walking routes, perfect for those who enjoy the great outdoors.

This home is not just a property; it is a lifestyle choice, offering modern comforts in a welcoming community. Whether you are a first-time buyer or looking to settle down in a vibrant area, this house on Malkin Street is a wonderful opportunity not to be missed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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.

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3 2 1 B

- Three Spacious Bedrooms
 - Desirable Family Estate
 - Council Tax Band C
 - Off-Road Parking On Driveway
- End Terrace New Build
 - Spacious Living Room
 - Tenure: Freehold
- Built In 2022
 - Dining Kitchen Area
 - EPC Rating B

Ground Floor

Entrance

Composite double glazed frosted door leading to reception room one.

Reception Room One

15'1 x 14'4 (4.60m x 4.37m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, stairs leading to the first floor, door to the kitchen.

Kitchen

15'4 x 9'8 (4.67m x 2.95m)

UPVC double glazed window, central heating radiator, wall and base units with laminate work surfaces, oven with a four ring gas hob, extractor hood and glass splashback, stainless steel sink with draining board and mixer taps, integrated dishwasher and fridge freezer, tiled effect flooring, doors leading to under stairs storage and back hall.

Back Hall

5'6 x 4'11 (1.68m x 1.50m)

Central heating radiator, tiled effect flooring, door to shower room and the rear garden.

Shower Room

5'11 x 4'10 (1.80m x 1.47m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer taps, electric feed shower, partial PVC panelled elevations, extractor fan.

First Floor

Landing

8' x 7' (2.44m x 2.13m)

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

Bedroom One

15'1 x 11'8 (4.60m x 3.56m)

UPVC double glazed window, central heating radiator, above stairs storage.

Bedroom Two

13'6 x 7'9 (4.11m x 2.36m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'10 x 7'1 (3.00m x 2.16m)

UPVC double glazed window, central heating radiator.

Bathroom

7'7 x 6'2 (2.31m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer taps and overhead electric feed shower, extractor fan, partially tiled elevations, tiled effect flooring.

Exterior

Solar panels which are connected to batteries installed in the attic.

Rear

Laid to lawn garden with decking and bedding areas, with a workshop, sauna, and summer house. Workshop (7'10 x 4'5), Sauna (4'10 x 3'11), Summer House (11'5 x 4'9)

Front

Laid to lawn garden and driveway providing off-road parking for two vehicles parked in tandem.



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