



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

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## Croasdale Drive, Clitheroe, BB7 1LQ

### £275,000

A SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME

Nestled on the charming Croasdale Drive in Clitheroe, this semi-detached house presents an exceptional opportunity for a growing family. Beautifully maintained, the property boasts three spacious double bedrooms, providing ample space for rest and relaxation. The two generously proportioned reception rooms offer a perfect setting for family gatherings or entertaining guests, allowing you to create a warm and inviting atmosphere.

One of the standout features of this home is the stunning views of Clitheroe Castle and Waddington Fell, which can be enjoyed from various vantage points within the property. The picturesque surroundings enhance the appeal of this residence, making it a delightful place to call home.

Conveniently located, the property offers easy access to the town centre, where you will find a variety of amenities, including shops, cafes, and restaurants. Families will appreciate the proximity to reputable schools, ensuring that educational needs are well catered for. Additionally, the nearby A59 provides excellent commuter routes for those who travel for work or leisure.

Outside, the property features off-road parking and a single garage, providing secure and convenient parking options. The lawned rear garden offers a tranquil space for outdoor activities, gardening, or simply enjoying the fresh air.



Croasdale Drive, Clitheroe, BB7 1LQ

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- Semi Detached Property
  - Fitted Kitchen
  - Off Road Parking And Single Garage
  - EPC Rating: TBC
- Three Double Bedrooms
  - Four Piece Bathroom
  - Tenure: Freehold
- Two Reception Rooms
  - Enclosed Rear Garden
  - Council Tax Band: D

Ground Floor

Hall

Composite double glazed frosted entrance door, central heating radiator, smoke alarm, dado rail, stairs to first floor and doors to two reception rooms, kitchen and WC.

Reception Room One

20'6 x 12' (6.25m x 3.66m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, coving and two feature wall lights.

WC

5'10 x 2'8 (1.78m x 0.81m)

UPVC double glazed frosted window, dual flush WC and pedestal wash basin with traditional taps.

Reception Room Two

11'11 x 9'7 (3.63m x 2.92m)

Central heating radiator, coving and UPVC double glazed French doors to rear.

Kitchen

11'4 x 8'11 (3.45m x 2.72m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, space for freestanding cooker, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, space for undercounter fridge, plumbing for washing machine, plumbing for dishwasher, part tiled elevation and tiled effect flooring.

First Floor

Landing

UPVC double glazed frosted window, loft access, dado rail and doors to three bedrooms and bathroom.

Bedroom One

15'3 x 11'5 (4.65m x 3.48m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'1 x 12' (3.99m x 3.66m)

UPVC double glazed window, central heating and views of Clitheroe castle.

Bedroom Three

11'11 x 9'8 (3.63m x 2.95m)

UPVC double glazed window and central heating radiator.

Bathroom

9'11 x 7'2 (3.02m x 2.18m)

UPVC double glazed frosted window, central heating radiator, spotlights, low flush WC, pedestal wash basin with traditional taps, double panel bath with traditional taps, direct feed shower in enclosure, airing cupboard containing Vaillant boiler, part tiled elevation, tiled flooring .

External



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