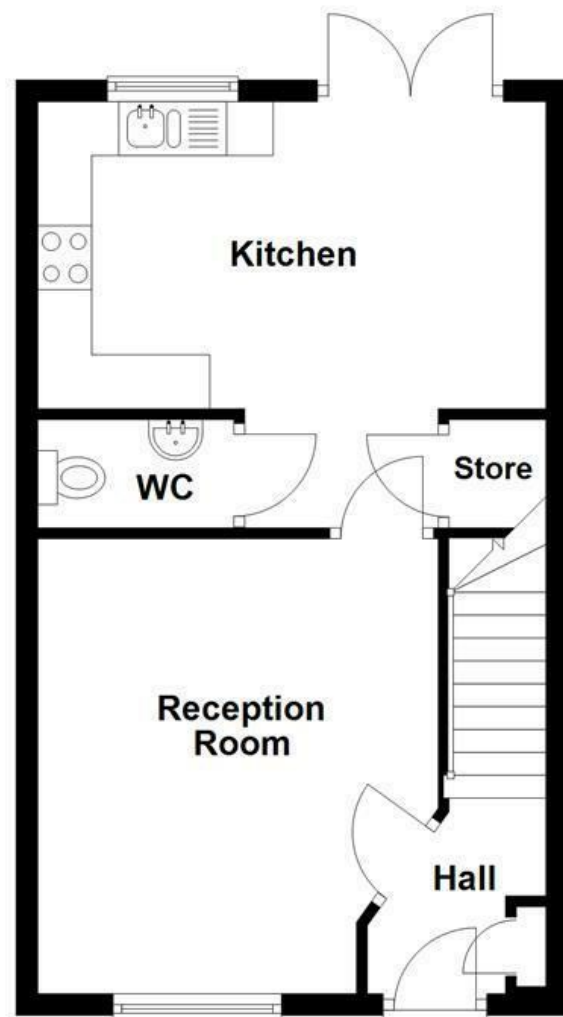
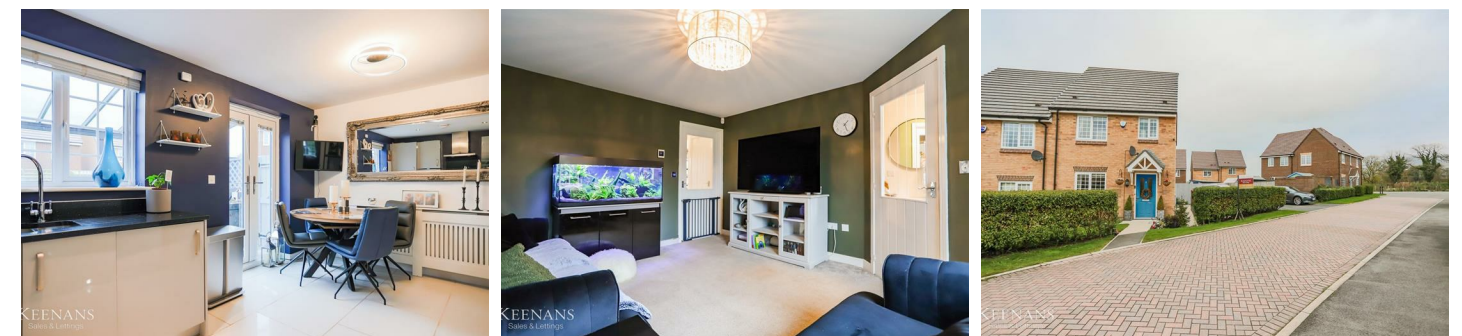
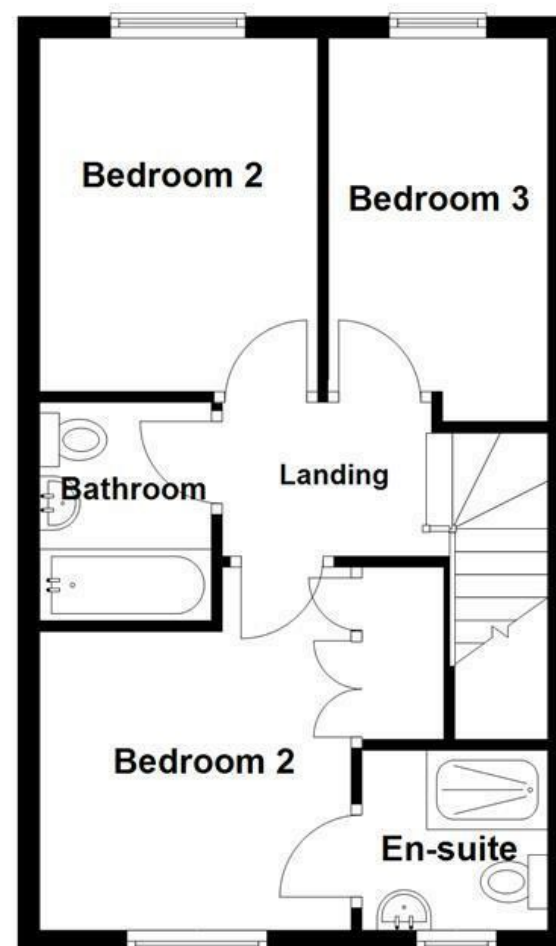


Ground Floor



First Floor



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

Brownhill Grove, Clitheroe, BB7 1FY

£260,000

A CONTEMPORARY THREE BEDROOM SEMI-DETACHED HOME ON A GENEROUS PLOT

Welcome to Brownhill Grove, Clitheroe - a charming new build property that exudes elegance and modernity. This delightful house boasts one reception room, three bedrooms, and two bathrooms, providing ample space for a small family to thrive.

Built in 2019, this property offers a contemporary living experience with its tasteful decor and sophisticated interior style. The modern kitchen and bathroom suite add a touch of luxury, making everyday living a pleasure.

Situated on a popular new build development on the outskirts of Clitheroe, this home retains easy access to nearby amenities and the A59 network link for convenient commuting. The surprisingly spacious plot includes a great rear garden and off-road parking for two vehicles, catering to your practical needs.

One of the highlights of this property is the pleasant views towards Pendle Hill, offering a picturesque backdrop to your daily life. Whether you're enjoying a morning coffee or unwinding after a long day, this view is sure to captivate you.

Brownhill Grove, Clitheroe, BB7 1FY

£260,000

 3  2  1  B

- Beautifully Presented Semi Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Stylish Decoration Throughout
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

6'4 x 5'5 (1.93m x 1.65m)
Composite double glazed frosted front door, central heating radiator, door to reception room and stairs to first floor.

Reception Room

15'10 x 12'2 (4.83m x 3.71m)
UPVC double glazed window, central heating radiator, television point and door to kitchen.

Kitchen

15'6 x 9'4 (4.72m x 2.84m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite worktops, integrated high rise oven, four ring gas hob, inset stainless steel sink with mixer tap and integrated draining ridges, integrated fridge freezer, dishwasher and washing machine, enclosed boiler, spotlights, tiled flooring, doors to under stairs storage, WC and UPVC double glazed French doors to rear.

WC

6'0 x 3'4 (1.83m x 1.02m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled flooring.

First Floor

Landing

Loft access, smoke detector, central heating radiator, doors to three bedrooms and bathroom.

Bedroom One

11'1 x 9'6 (3.38m x 2.90m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

5'6 x 5'6 (1.68m x 1.68m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower, partially tiled elevations and wood effect laminate flooring.

Bedroom Two

10'9 x 8'6 (3.28m x 2.59m)
UPVC double glazed window and central heating radiator.

Bedroom Three

11'7 x 6'7 (3.53m x 2.01m)
UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations and wood effect laminate flooring.

External

Rear

Artificial lawn, paved patio, raised beds and timber shed.

Front

Laid to lawn garden and off road parking.



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