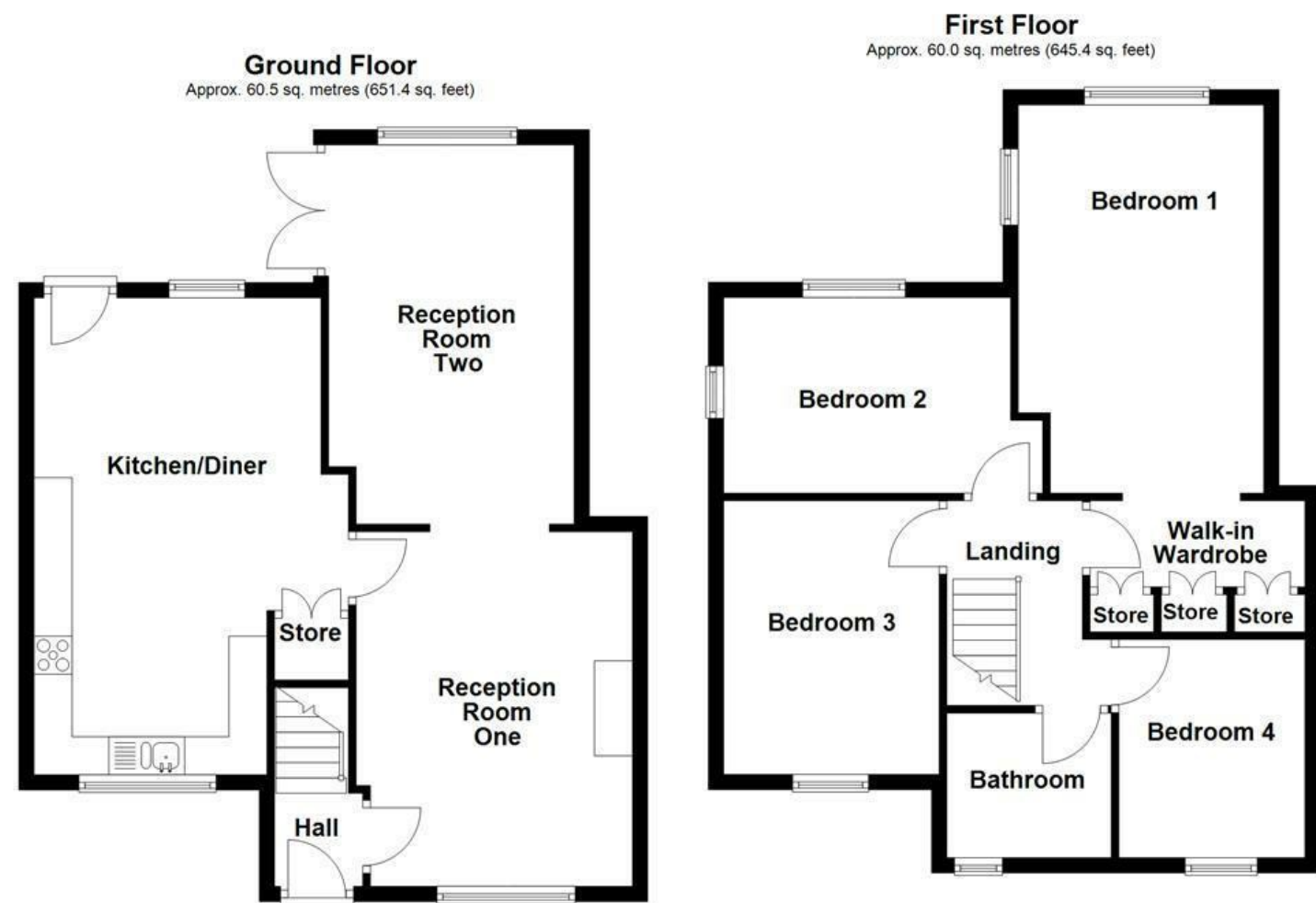




Edisford Road, Clitheroe, BB7 2LN

£295,000

THE MOST IDYLIC FAMILY HOME

Nestled on Edisford Road in the charming town of Clitheroe, this exceptional semi-detached family home offers a perfect blend of modern living and traditional comfort. Having been thoughtfully extended and updated, this property is designed to meet the needs of contemporary family life.

Boasting four generously sized bedrooms, including an impressive main bedroom extension, this home provides ample space for relaxation and privacy. The two spacious living areas are perfect for family gatherings or entertaining guests, while the open-plan kitchen diner creates a warm and inviting atmosphere for everyday meals and special occasions alike.

The property features a wrap-around extension that enhances the living space, allowing for a seamless flow throughout the home. The well-appointed bathroom adds to the convenience, ensuring that all family members have their own space. Outside, the wrap-around gardens offer a delightful setting for outdoor activities, and the detached garage provides additional storage or parking options. Off-road parking is also available, making it easy for you and your guests to come and go.

Situated in a sought-after location, this home is just a stone’s throw away from the vibrant market town of Clitheroe. Here, you will find an array of local pubs, coffee shops, and clothing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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.

Edisford Road, Clitheroe, BB7 2LN

£295,000

4 1 2 C

- Four Bedroom Semi Detached Family Home
 - Impressive Main Bedroom Extension
 - Off Road Parking
 - Tenure - Freehold
- Spacious Open Plan Kitchen Diner
 - Wrap Around Gardens And Extension
 - EPC Rating - C
- Two Generous Living Areas
 - Sought After Clitheroe Location
 - Council Tax Band - B

Ground Floor

Entrance

UPVC double glazed frosted leaded door to hall.

Hall

3'10 x 3'10 (1.17m x 1.17m)

Central heating radiator, wood effect laminate flooring, hardwood single glazed door to reception room, stairs to first floor.

Reception Room One

15'4 x 11'11 (4.67m x 3.63m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner with stone hearth, exposed brick surround and stone mantle, television point, wood effect laminate flooring, open to reception room two, hardwood single glazed frosted door to kitchen diner.

Reception Room Two

16'4 x 10'4 (4.98m x 3.15m)

UPVC double glazed window, central heating radiator, dado rail, television point, UPVC double glazed French doors to rear.

Kitchen Diner

20'10 x 12'5 (6.35m x 3.78m)

Two UPVC double glazed windows, central heating radiator, range of white gloss wall and base units, granite effect surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, integrated electric double high rise oven, five ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, integrated dishwasher, coving, spotlights, Remena boiler, tiled effect vinyl flooring, UPVC double glazed frosted door to rear.

First Floor

Landing

8'8 x 6'9 (2.64m x 2.06m)

Loft access, smoke alarm, coving, over stairs storage, doors to three bedrooms, walk in wardrobe and bathroom.

Walk In Wardrobe

9'3 x 5'8 (2.82m x 1.73m)

Central heating radiator, coving, fitted wardrobes, open to bedroom one.

Bedroom One

16'4 x 10'3 (4.98m x 3.12m)

Two UPVC double glazed windows, central heating radiators.

Bedroom Two

Two UPVC double glazed windows, central heating radiator, spotlights, loft access.

Bedroom Three

11'10 x 9'4 (3.61m x 2.84m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Four

9'5 x 8 (2.87m x 2.44m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

6'9 x 6'3 (2.06m x 1.91m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of pedestal wash basin with traditional taps, low base WC, wood panelled bath with mixer tap and direct feed shower, tiled elevations, wood cladding to ceiling, spotlights, wood effect laminate flooring.

External

Front

Wrap around laid to lawn garden with paving, bedding areas and mature shrubbery.

Rear

Wrap around laid to lawn garden with block paving, bedding areas, mature shrubbery, detached garage and driveway.



Tel: 01200422824

www.keenans-estateagents.co.uk