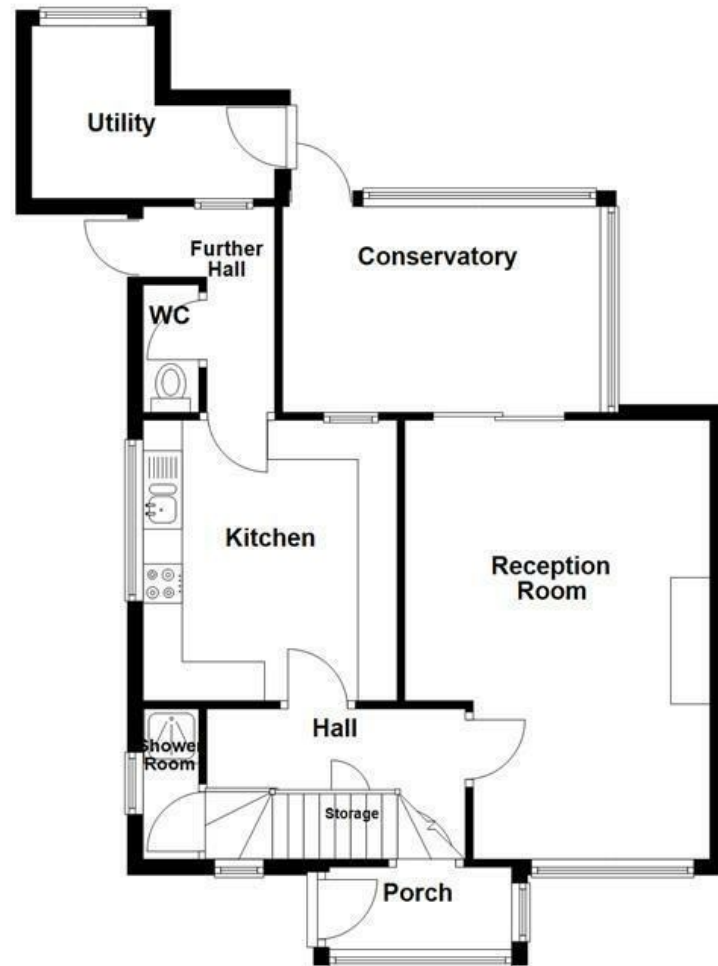
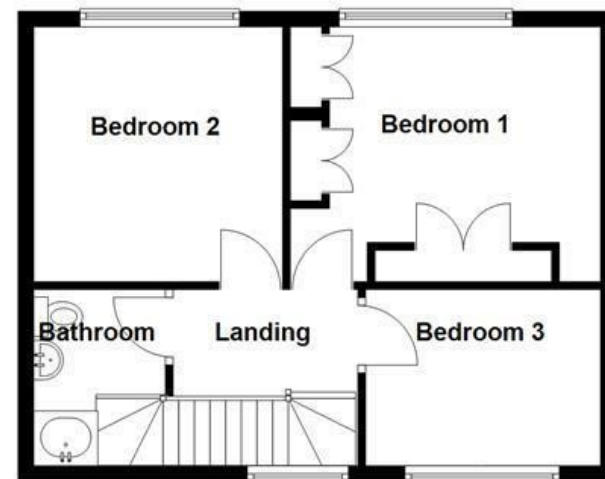


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>75</b>	<b>84</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		
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.

## Whitewell Drive, Clitheroe, BB7 2NY

### £230,000

#### THREE BEDROOM FAMILY HOME WITH GREAT POTENTIAL

Nestled on the charming Whitewell Drive in Clitheroe, this delightful house offers a perfect blend of comfort and practicality. Spanning an impressive 764 square feet, the property boasts a spacious reception room that seamlessly flows into a bright and airy conservatory, creating an inviting space for relaxation and entertaining.

The generous kitchen is well-equipped and features an adjoining WC and utility room, providing added convenience for everyday living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office.

The rear enclosed garden is a true highlight, offering ample room for summer activities, gardening, or simply enjoying the outdoors in a private setting. Additionally, the property benefits from off-road parking at the front, ensuring ease of access and peace of mind.

This residence is not just a house; it is a welcoming home that promises comfort and a wonderful lifestyle in the heart of Clitheroe. Whether you are looking to settle down or invest, this property is a fantastic opportunity that should not be missed.

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# Whitewell Drive, Clitheroe, BB7 2NY

## £230,000

 3  1  2  C

- Tenure Freehold
  - EPC Rating C
  - Council Tax Band B
  - Viewing Recommended
- Sought After Area
  - Three Well Proportioned Bedrooms
  - Off Road Parking
- Generous Kitchen With WC
  - Abundance Of Garden Space
  - Bursting With Potential

### Ground Floor

#### Entrance

Composite frosted door to porch.

#### Porch

7'8 x 3'5 (2.34m x 1.04m)

UPVC double glazed windows, tiled laminate flooring and door to hall.

#### Hall

10'10 x 6'11 (3.30m x 2.11m)

UPVC double glazed window, central heating radiator, doors to reception room, kitchen, shower room, under stairs storage and stairs to first floor.

#### Reception Room

18'5 x 12'11 (5.61m x 3.94m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, living flame gas fire with surround and sliding doors to conservatory.

#### Conservatory

13'5 x 8'9 (4.09m x 2.67m)

UPVC double glazed windows, electric radiator, doors to further hall and rear.

#### Kitchen

10'11 x 10'8 (3.33m x 3.25m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel one and a half sink with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, tiled effect flooring and door to further hall.

#### Further Hall

8'1 x 2'10 (2.46m x 0.86m)

Wood effect elevations, door to WC, door to utility and door to side elevation.

#### WC

4'6 x 2'6 (1.37m x 0.76m)

UPVC double glazed frosted window and low flush WC.

#### Shower Room

6'4 x 2'4 (1.93m x 0.71m)

UPVC double glazed frosted window, electric feed shower and tiled elevation.

#### Utility

10'2 x 7'3 (3.10m x 2.21m)

Hardwood glazed window, light and power.

### First Floor

#### Landing

7'11 x 6'10 (2.41m x 2.08m)

UPVC double glazed window, doors to three bedrooms and bathroom.

#### Bedroom One

13' x 11'1 (3.96m x 3.38m)

UPVC double glazed window, central heating radiator, coving and integrated storage.

#### Bedroom Two

10'11 x 10'9 (3.33m x 3.28m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

10' x 6'11 (3.05m x 2.11m)

UPVC double glazed window, central heating radiator and integrated storage.

#### Bathroom

7'5 x 5'4 (2.26m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, low flush WC, walk in bath with mixer tap and rinse head, tiled elevation and lino flooring.

#### External

#### Rear

Enclosed laid to lawn garden, paving, bedding areas, mature shrubs and timber sheds.

#### Front

Driveway and bedding area with mature shrubs.



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