



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Abbot Walk, Clitheroe, BB7 1JE

£480,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH VIEWS OF PENDLE HILL

Nestled in the charming area of Abbot Walk, Clitheroe, this superb detached family home offers a delightful blend of comfort and convenience. Spanning an impressive 1,453 square feet, the property boasts four well-proportioned bedrooms, including a main bedroom with the added luxury of an ensuite bathroom. The home features three versatile reception rooms, providing ample space for family gatherings, entertaining guests, or simply enjoying quiet evenings. The generous plot enhances the appeal, with a long driveway that accommodates off-road parking for multiple vehicles, alongside a double integral garage for added convenience. Built in 1992, this property has been thoughtfully designed to cater to modern family living while offering stunning views of the iconic Pendle Hill. Its location is particularly advantageous, providing easy access to commuter routes along the A59, making it an ideal choice for those who travel for work or leisure. This delightful home is perfect for families seeking a spacious and well-appointed residence in a picturesque setting. With its combination of practicality and scenic beauty, it presents an excellent opportunity for anyone looking to settle in the heart of Clitheroe.

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Abbot Walk, Clitheroe, BB7 1JE

£480,000



- Spacious Detached Property on a plot spanning over 6500 sq ft
- Three Reception Rooms
- Extensive Driveway & Double Garage
- EPC Rating D
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

12'10" x 5'8" (3.91m x 1.73m)

Central heating radiator, security alarm, smoke alarm wood effect flooring, stairs to the first floor, doors to the downstairs WC, reception room one, kitchen and dining room.

WC

6'2" x 2'9" (1.88 x 0.84)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, coving to the ceiling wood flooring and door to the kitchen.

Kitchen

16'0" x 9'1" (4.90 x 2.79)

Central heating radiator, mix of wood panel wall and base units, granite sparkle work tops, Rangemaster cooker with five ring gas hob and warming plate, extractor hood, one and a half bowl ceramic sink bowl, integrated draining ridges drainer and high arch mixer tap, integrated dishwasher and fridge freezer, spotlights and coving to the ceiling wood effect flooring and door to understairs storage and the dining room and the utility.

Utility Room

7'8" x 6'5" (2.34 x 1.96)

UPVC double glazed window, central heating radiator, wood panel base units with granite effect work tops, stainless steel sink, drainer and mixer tap, plumbing for washing machine and a tumble dryer, coving to the ceiling and spotlights, wood effect flooring and composite double glazed and UPVC double glazed stable door to the rear.

Reception Room Two

11'8" x 9'8" (3.56 x 2.97)

UPVC double glazed French doors and window to the rear, central heating radiator and coving to the ceiling.

Reception room One

17'1" x 11'7" (5.21m x 3.53m)

UPVC double glazed window, central heating radiator, log burning stove with flagged hearth, television point and coving to the ceiling and door leading to the office-snug.

Reception Room Three

9'8" x 8'5" (2.97 x 2.59)

UPVC double glazed window, central heating radiator and coving to the ceiling.

First Floor

Landing

17' x 6'3" (5.18m x 1.91m)

UPVC double glazed window, central heating radiator, loft access and door to the airing cupboard, bathroom and four bedrooms.

Bathroom

9'6" x 9'1" (2.90 x 2.79)

UPVC double glazed frosted window, central heating towel rail, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, panel P shape panel bath with waterfall mixer tap and overhead, direct feed shower and rinse head, ceiling spotlights and extractor fan, full tiled elevations and speckled vinyl flooring.

Bedroom One

14'0" x 11'6" (4.29 x 3.53)

UPVC double glazed window, central heating radiator, coving to the ceiling, fitted wardrobes, television point and door to the en-suite.

En-suite

7'4" x 5'4" (2.24 x 1.65)

UPVC double glazed frosted window, central heating towel rail and three piece suite comprising of dual flush WC, wash basin with mixer tap and a double walk-in direct feed shower unit with rainfall shower and rinse head, full tiled elevations and spotlights, coving to the ceiling and extractor fan and vinyl flooring.

Bedroom Two

10'11" x 10'11" (3.35 x 3.33)

UPVC double glazed window, central heating radiator, coving to the ceiling and fitted storage.

Bedroom Three

9'10" x 7'8" (3.02 x 2.36)

UPVC double glazed window, central heating radiator, and coving to the ceiling.

Bedroom Four

9'8" x 9'1" (2.95 x 2.79)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving to the ceiling.

- Fitted Kitchen
- Enclosed Garden & Enviably Views
- Council Tax Band F

External

Front

Long driveway with laid to lawn garden with off road parking for numerous vehicles, views out to the countryside and views out to Pendle Hill.

Rear

Enclosed laid to lawn garden, paved patio, and access leading round to the front elevation.



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