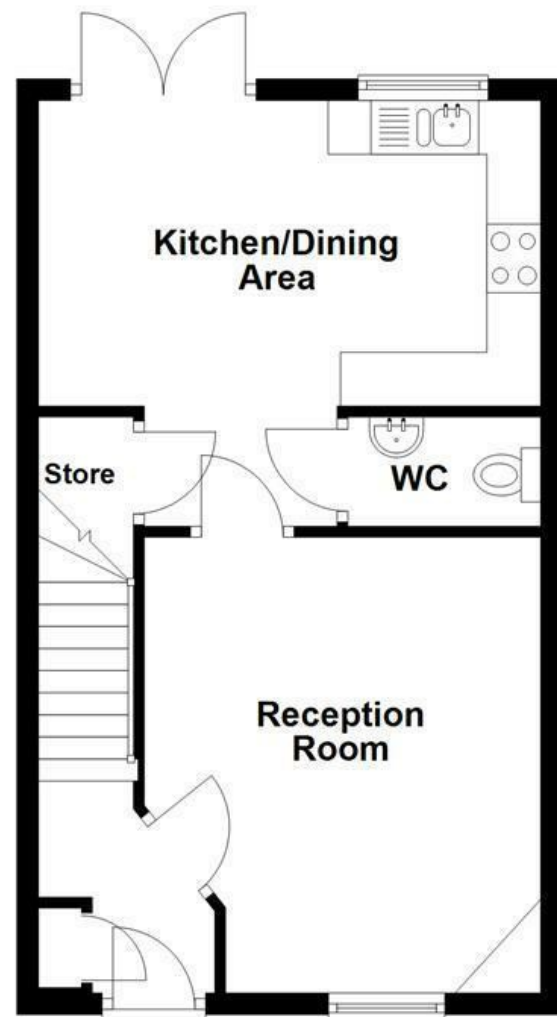
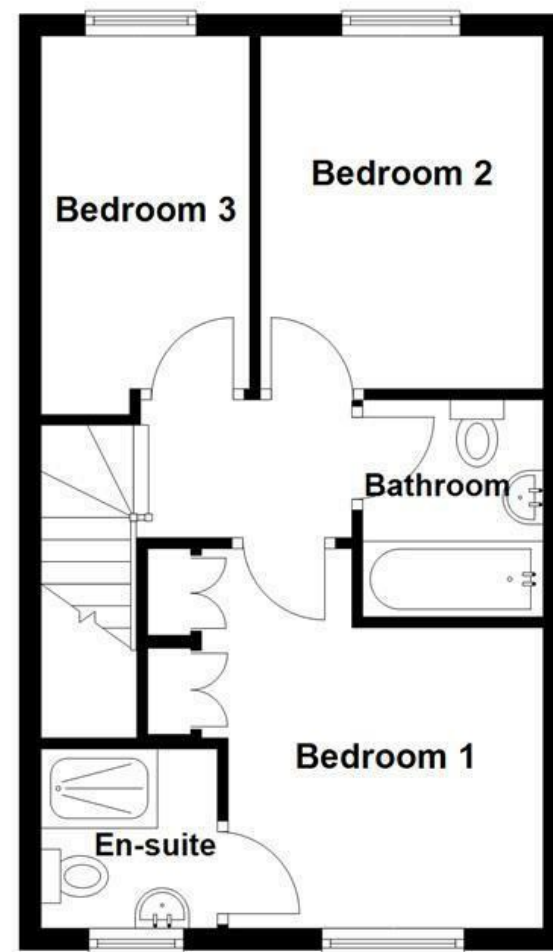


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(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.

## Brownhill Grove, Clitheroe, BB7 1FY

### Offers Over £269,950

A BEAUTIFULLY PRESENTED HOME ON THE OUTSKIRTS OF CLITHEROE

Nestled in the desirable Brownhill Grove area of Clitheroe, this stunning semi detached house offers a perfect blend of modern living and convenience. Built in 2019, the property spans an impressive 861 square feet and is beautifully presented with stylish decor throughout.

Upon entering, you are welcomed into a spacious reception room that flows seamlessly into an open plan kitchen and dining area, ideal for family gatherings and entertaining guests. The contemporary kitchen is equipped with modern fixtures, making it a joy for any home cook.

This delightful home features three well-proportioned bedrooms, including a main bedroom with the added luxury of an ensuite shower room. The additional two bedrooms provide ample space for a growing family or can be easily transformed into a home office or guest room.

With two bathrooms in total, morning routines will be a breeze, ensuring that everyone has their own space. The property also benefits from off-road parking, a valuable asset in this popular location.

Situated on the outskirts of Clitheroe, residents will enjoy easy access to local amenities, reputable schools, and convenient commuter routes along the A59. This home is perfect for those seeking a property they can



# Brownhill Grove, Clitheroe, BB7 1FY

## Offers Over £269,950

 3  2  1  B

- Exceptional Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Externals
- Council Tax Band C

### Ground Floor

#### Entrance Hall

5'6 x 5'5 (1.68m x 1.65m )

Composite double glazed front door, central heating radiator, smoke detector, meter cupboard, door to reception room and stairs to first floor.

#### Reception Room

13'11 x 12'1 (4.24m x 3.68m)

UPVC double glazed window, central heating radiator, log burner stove and door to inner hall.

#### Inner Hall

5'8 x 3'4 (1.73m x 1.02m )

Tiled flooring, under stairs storage, door to WC and open to kitchen/dining area.

#### WC

5'11 x 3'4 (1.80m x 1.02m )

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, extractor fan, spotlights and tiled flooring.

#### Kitchen/Dining Area

15'5 x 9'4 (4.70m x 2.84m )

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, integrated high rise oven and microwave, four ring gas hob and extractor hood, glass splashback, one and a half bowl stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, integrated washing machine, enclosed boiler, spotlights, tiled flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Central heating radiator, loft access, smoke detector, doors leading to three bedrooms and bathroom.

#### Bedroom One

10'0 x 9'2 (3.05m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

5'6 x 5'5 (1.68m x 1.65m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, partially tiled elevations, extractor fan, spotlights and tiled flooring.

#### Bedroom Two

10'9 x 8'7 (3.28m x 2.62m )

UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'7 x 6'6 (3.53m x 1.98m )

UPVC double glazed window and central heating radiator.



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