



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

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Anne Close, Clitheroe, BB7 1FE

£215,000

AN OUTSTANDING SEMI DETACHED PROPERTY

Situated in the charming Anne Close, Clitheroe, this exceptional semi-detached house offers a delightful living experience for small families or couples seeking a modern home. Built in 2016, the property spans an impressive 678 square feet and has been meticulously maintained to the highest standard, showcasing immaculate presentation throughout.

Upon entering, you are welcomed into a spacious lounge that exudes comfort and style, perfect for relaxing or entertaining guests. The contemporary kitchen is fitted with modern fixtures and fittings, making it a joy to cook and dine in. The property boasts two generously sized double bedrooms, providing ample space for rest and relaxation. The stylish bathroom further enhances the home's appeal, ensuring that every aspect of daily living is catered for.

One of the standout features of this property is the generously sized garden to the rear, offering a private outdoor space for children to play or for hosting summer gatherings. Additionally, off-road parking at the front of the house adds convenience for residents and visitors alike.

Situated in a highly desirable location, this home is conveniently close to local bus routes, reputable schools, and the vibrant market town of Clitheroe, which is known for its rich history and community spirit. Major network links are also easily accessible, making commuting a breeze.

Anne Close, Clitheroe, BB7 1FE

£215,000



- Tenure Leasehold
- Off Road Parking
- Two Generously Sized Double Bedrooms
- Easy Access To Major Network Links
- Council Tax Band B
- Envious Rear Garden Space
- Contemporary Fitted Kitchen And Stylish Bathroom
- EPC Rating B
- Ideal Home For A Small Family Or Couple
- Viewing Recommended

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

5' x 3'9 (1.52m x 1.14m)

Central heating radiator, smoke alarm, door to reception room and stairs to first floor.

Reception Room

15' 11 x 10'6 (4.57m 3.35m x 3.20m)

UPVC double glazed window, central heating radiator, television point, under stairs storage with Potterton boiler, door to kitchen/dining area.

Kitchen/Dining Area

10'6 x 10'5 (3.20m x 3.18m)

Central heating radiator, range of gloss wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob, integrated fridge freezer, plumbed for washing machine, tiled effect lino flooring, door to WC and UPVC double glazed French doors to rear.

WC

5'11 x 3'1 (1.80m x 0.94m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC and tiled effect lino flooring.

First Floor

Landing

7'1 x 6'9 (2.16m x 2.06m)

Central heating radiator, smoke alarm, loft access, doors to two bedrooms, bathroom and storage cupboard.

Bedroom One

13'11 x 9'9 (4.24m x 2.97m)

Two UPVC double glazed window, central heating radiator, wood panel elevation and fitted wardrobe.

Bedroom Two

13'11 x 6'10 (4.24m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'8 (2.06m x 2.03m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower, tiled elevation, extractor fan and wood effect lino flooring.

External

Rear

Laid to lawn garden with paving.

Front

Double driveway.



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