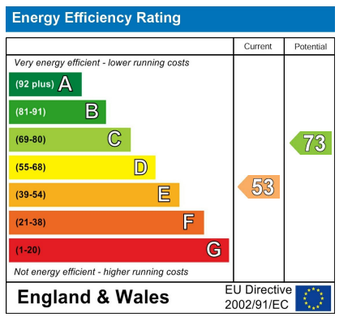
Keenans



Longsight Avenue, Clitheroe, BB7 2AN

Offers Over £375,000

** A STUNNING THREE BEDROOM, EXTENDED FAMILY HOME **

Flowing internally with neutrally finished, spacious living accommodation, providing versatile living solutions for a growing family looking for their dream family home in a convenient area of the highly popular market town of Clitheroe. With easy access to prestigious schools, local amenities and major commuter routes along the A59, the property commands an enviable position and is finished throughout with contemporary interior style to create a family home that is ready to move straight in to!

The property comprises briefly, to the ground floor; entrance through the porch to the hallway with stairs leading to the first floor, door to the second reception room and open access to a spacious, well-lit living room. The living room has a door leading to the utility room and open access to the family room at the rear of the property which is open with the stunning, contemporary fitted kitchen. The utility room provides access to a downstairs WC. The kitchen has bi-folding doors leading to the rear garden and open access to the second reception room. To the first floor is a split-level landing with loft access and doors leading to three bedrooms and a modern three-piece family bathroom suite. The main bedroom is open to a dressing area and has a door leading to an ensuite shower room. Externally the property boasts an enclosed rear paved garden with door leading to the garage. The front of the property has a lawned garden with gravel chippings and gated paved path to the front entrance door.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

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.

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- Tenure Leasehold
- Off Road Parking
- Abundance Of Indoor and Outdoor Space
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Generously Sized Bedrooms
- Stunning Open Plan Living/Kitchen Area
- EPC Rating E
- Ideal Family Home With Viewing Essential
- Low Maintenance Rear Garden Space

Ground Floor

Entrance
UPVC double glazed door to the porch.

Porch
Surrounding UPVC double glazed windows, tiled flooring, door to hallway.

Hallway
Under stairs storage cupboard, wooden flooring, stairs to first floor, open plan to living room, door to reception room.

Living Room
23'2" x 12'9" (7.05m x 3.89m)

UPVC double glazed bay window to front, two central heated radiators, four feature wall lights, wooden flooring, television point, door to utility room, open plan to Family room/Kitchen.

Reception Room
19'3" x 12'1" (5.87m x 3.68m)

UPVC double glazed bay window to front, central heated radiator, open plan to Kitchen.

Open Plan Kitchen / Family Room
12'3" x 30'3" (3.74m x 9.22m)

UPVC double glazed window to rear, two skylights, two central heated radiators, bi-fold door to rear, a range of high gloss wall and base units with corian work surfaces with inset sink and integrated draining ridges, high arch mixer taps, island unit with breakfast bar, two ovens in high rise units with four ring electric hob, extractor, space for american fridge freezer, spotlights, log burning stove, partial tiled flooring.

Utility
5'8" x 7'1" (1.73m x 2.16m)

Sink, draining board and mixer taps, range of wall and base units door to WC.

WC
Low level WC and wash basin.

First Floor

Landing with loft access including fitted ladder, doors to three bedrooms and bathroom.

Loft Room
Velux window with fitted blind, television point, electric sockets and insulated, currently used as an additional bedroom.

Bedroom One
11'0" x 12'1" (3.35m x 3.68m)

UPVC double glazed window to front, central heated radiator, fitted wardrobes, open to dressing room and door to ensuite.

Dressing Room
9'1 x 4'3 (2.77m x 1.30m)

UPVC double glazed window to rear, fitted wardrobes.

En suite
6'9 x 6'4 (2.06m x 1.93m)

UPVC double glazed frosted window to rear, central heated towel rail, three-piece suite comprising; duo flush WC, vanity top wash basin with mixer taps, double walk in direct feed rainfall shower with rinsehead, pvc panelled ceiling with spotlights, extractor, fully tiled elevations, tiled flooring, integrated television within the mirror.

Bathroom
7' x 6'4 (2.13m x 1.93m)

UPVC double glazed frosted window to rear, central heated towel rail, three-piece suite comprising; duo flush WC, vanity top wash basin with mixer taps, p shape panel bath with waterfall mixer taps and overhead direct feed shower and risehead, pvc panelled ceiling with spotlights, extractor fan, illuminated mirror, fully tiled elevations, tiled flooring.

Bedroom Two
10'4" x 11'6" (3.15m x 3.50m)

Window to rear and two storage cupboards.

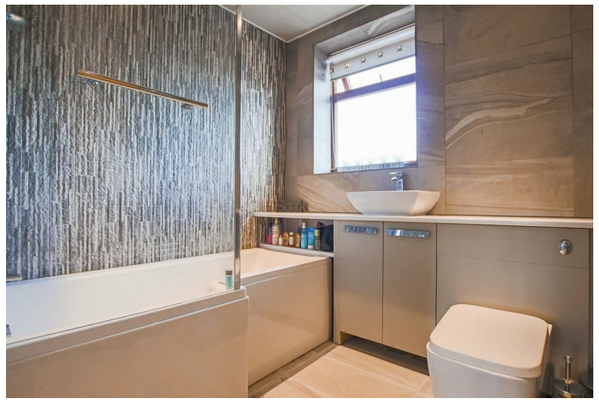
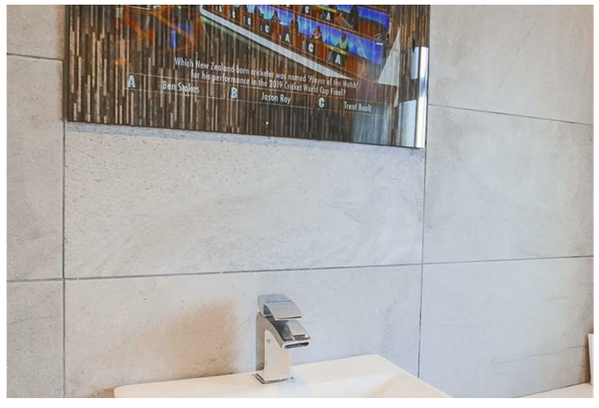
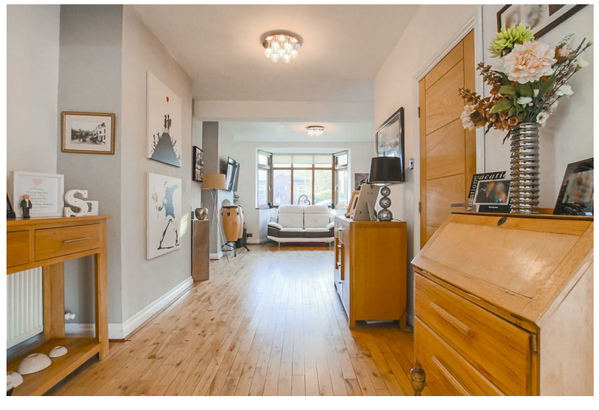
Bedroom Three
18'5 x 9'1 (5.61m x 2.77m)

Two windows to front and two storage cupboards.

External

Rear
Enclosed paved garden with sunken hot tub and timber pergola and a rear garden shed and water tap.

Garage
18'10 x 12'9 (5.74m x 3.89m)

Remote operated up and over door, power and lighting.

Front
Lawned garden with gravel chippings and paved, gated path to the front entrance door.