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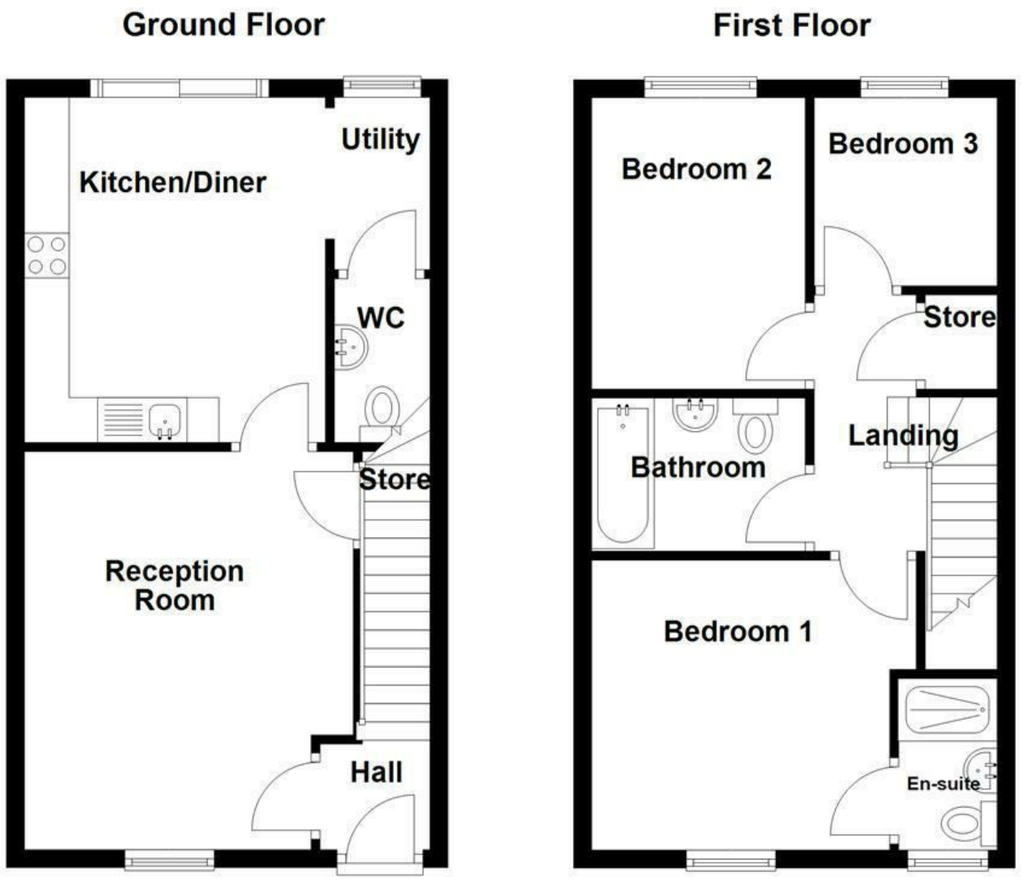

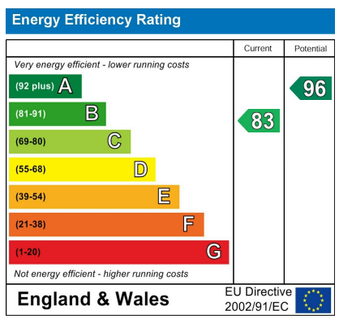

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Scarloom Road, Clitheroe, BB7 2SL

£270,000

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME

Nestled on the charming Scarloom Road in Clitheroe, this beautifully presented semi-detached house is a remarkable find for those seeking modern living in a delightful setting. Built in 2022, this new build property boasts a generous 818 square feet of well-designed space, making it perfect for families or professionals alike.

The home features three spacious bedrooms, providing ample room for relaxation and rest. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. With one reception room, you will find a welcoming space ideal for entertaining guests or enjoying quiet evenings with family.

The property also includes two well-appointed bathrooms, offering convenience and comfort for all residents. The modern fixtures and fittings throughout the home reflect contemporary style and practicality.

One of the standout features of this property is the large rear garden, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. This private outdoor space is perfect for children to play or for hosting summer barbecues with friends.

Scarloom Road, Clitheroe, BB7 2SL

£270,000

3 2 1 B

- An Exceptional Semi Detached Property
- Neutral Decoration
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Modern Fixtures And Fittings
- Council Tax Band C
- Sought After Location
- Perfect Family Home
- Tenure Freehold

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

Central heating radiator, door to the reception room, staircase to the first floor.

Living Room

14'7" x 12'0" (4.45 x 3.68)

UPVC double glazed window, central heating radiator, television point, under staircase storage cupboard, door to the kitchen diner.

Kitchen/Diner

12'7" x 11'0" (3.86 x 3.37)

UPVC double glazed window, central heating radiator, a range of high gloss wall and base units, one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, parquet effect laminate flooring, open to the utility, UPVC double glazed French doors to the rear,

Uility Room

6'3" x 3'6" (1.92 x 1.07)

UPVC double glazed window, central heating radiator, plumbing for washing machine and dryer, parquet effect flooring, door to the WC.

WC

6'0" x 3'4" (1.84 x 1.03)

Central heating radiator, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, parquet effect laminate flooring.

First Floor

Landing

9'1 x 6'8 (2.77m x 2.03m)

UPVC double glazed window, loft access, smoke alarm, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

10'8" x 12'5" (3.27 x 3.80)

Two UPVC double glazed windows, central heating radiator, over staircase storage cupboard, door to the en suite.

En-suite

6'2" x 3'7" (1.90 x 1.10)

UPVC double glazed window, central heating radiator, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, wood effect lino flooring.

Bedroom Two

10'7" x 7'9" (3.25 x 2.38)

UPVC double glazed window, central heating radiator.

Bedroom Three

6'10" x 6'7" (2.10 x 2.02)

UPVC double glazed window, central heating radiator,

Bathroom

5'6" x 7'9" (1.70 x 2.38)

Central heating radiator, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap, wood effect lino flooring.

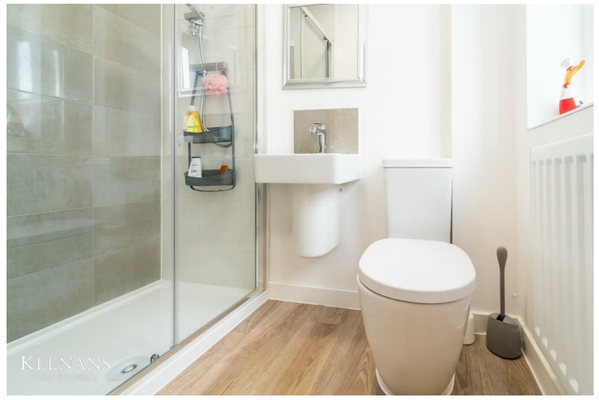
External

Front

Off road parking.

Rear

Laid to lawn garden with paving and bedding areas.



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