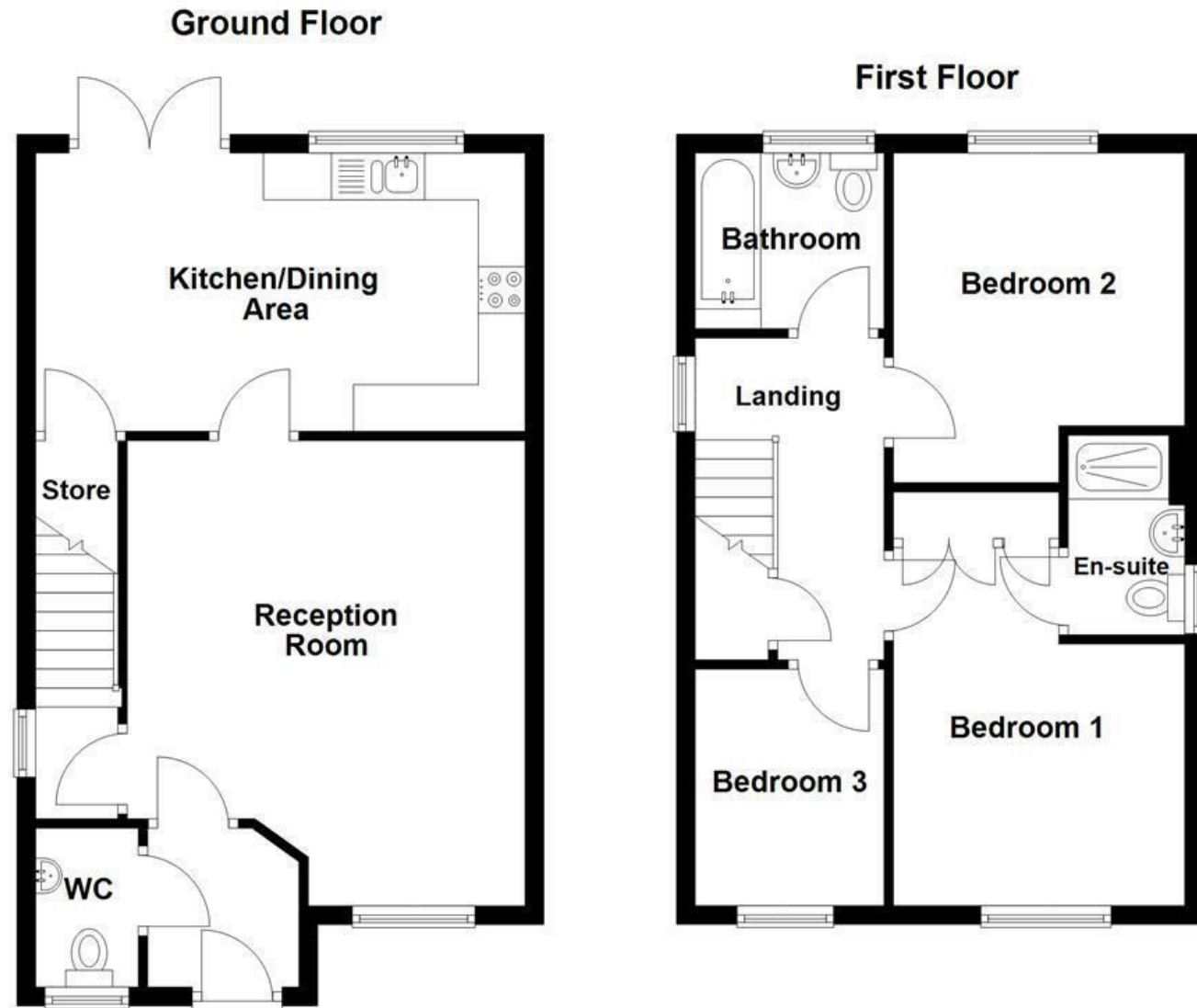




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Greenfield Avenue, Clitheroe, BB7 2LY

£299,950

A SPACIOUS THREE BEDROOM DETACHED FAMILY HOME

Situated on Greenfield Avenue in the charming town of Clitheroe, this delightful detached house, built in 2019, offers a perfect blend of modern living and comfort. Spanning an impressive 926 square feet, this property is ideal for a growing family seeking a peaceful environment while remaining close to essential amenities and the highly regarded Edisford Primary School.

Upon entering, you are welcomed into a spacious living room that provides an inviting space for relaxation and family gatherings. The contemporary kitchen/diner is designed with both style and functionality in mind, making it a wonderful area for cooking and entertaining. The home features two well-proportioned bedrooms, with the main bedroom boasting the added luxury of an ensuite shower room, ensuring privacy and convenience.

The exterior of the property is equally appealing, with a generously sized rear garden that offers a safe and enjoyable space for young children to play and for family gatherings during the warmer months. Additionally, the property includes off-road parking for two vehicles, conveniently arranged in tandem.

This new build home is not only a fantastic opportunity for those looking to settle in a desirable location but also provides a modern lifestyle in a community-oriented area. With its thoughtful design and proximity to local amenities, this property is a must-see for anyone looking to make Clitheroe their home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Greenfield Avenue, Clitheroe, BB7 2LY

£299,950

 3  2  1  B

- Immaculate Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Ample Garden Space
 - Tenure Freehold
- Two Bathrooms
 - Sought After Location
 - Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

5'7 x 5'4 (1.70m x 1.63m)
Doors to WC and reception room.

WC

5'7 x 3'7 (1.70m x 1.09m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled effect flooring.

Reception Room

16'3 x 13'3 (4.95m x 4.04m)
UPVC double glazed window, two central heating radiators, door to stairs to first floor and door to kitchen/dining area.

Kitchen/Dining Area

16'8 x 9'9 (5.08m x 2.97m)
UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work top, oven with four ring gas hob, glass splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated fridge freezer, plumbed for washing machine and dishwasher, spotlights, tiled floor and UPVC double glazed French doors to rear.

First Floor

Landing

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

Bedroom One

12'7 x 9'9 (3.84m x 2.97m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'10 x 3'9 (2.08m x 1.14m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower, part tiled elevation, extractor fan, spotlights and tiled effect flooring.

Bedroom Two

11'7 x 9'9 (3.53m x 2.97m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'3 x 6'8 (2.51m x 2.03m)
UPVC double glazed window and central heating radiator.

Bathroom

6'8 x 6'2 (2.03m x 1.88m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part tiled elevation, extractor fan, spotlights and tiled effect flooring.

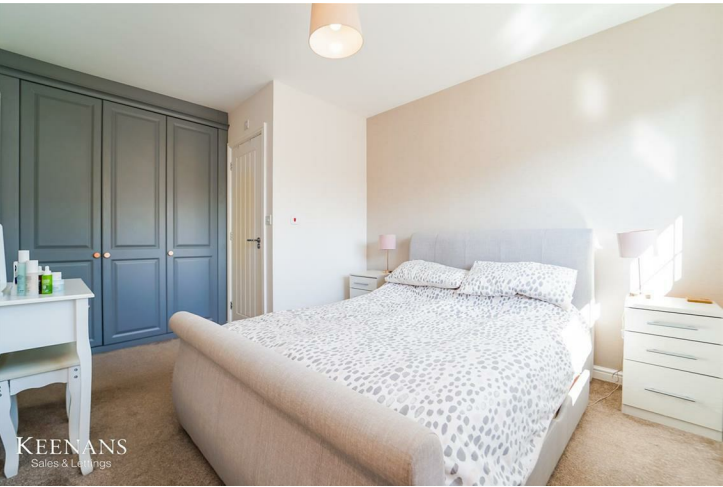
External

Rear

Enclosed laid to lawn garden with decking.

Front

Laid to lawn garden with bedding areas, driveway for off road parking for two vehicles in tandem.



Tel: 01200422824

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