



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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.

The Crescent, Clitheroe, BB7 2LP

£225,000

THREE BEDROOM SEMI DETACHED HOME IN CLITHEROE

Situated in the charming area of The Crescent, Clitheroe, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. Spanning an impressive 958 square feet, the property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests.

Upon entering, you are welcomed into a spacious reception room, which features a cosy log burner, perfect for those chilly evenings. This inviting space is ideal for relaxation or entertaining friends and family. The layout of the home is both practical and appealing, ensuring a harmonious flow throughout.

The property also includes a three-piece bathroom suite, thoughtfully designed to cater to your daily needs. The good-sized rear garden is a standout feature, offering a low-maintenance outdoor area that is perfect for enjoying the fresh air or hosting summer gatherings.

This semi-detached home is not only a wonderful place to live but also a fantastic investment for those looking to step onto the property ladder. With its combination of space, comfort, and a lovely garden, this residence is sure to attract interest. Do not miss the chance to make this charming house your new home in the heart of Clitheroe.

The Crescent, Clitheroe, BB7 2LP

£225,000



- Spacious Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Perfect First Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band B

Ground Floor

Entrance Hall

7'11 x 4'0 (2.41m x 1.22m)

UPVC double glazed frosted leaded front door, central heating radiator, door to reception room and stairs to first floor.

Reception Room

15'1 x 12'2 (4.60m x 3.71m)

UPVC double glazed window, central heating radiator, cast iron log burner with tiled hearth and surround, wood effect laminate flooring and open to kitchen.

Kitchen

18'3 x 9'2 (5.56m x 2.79m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise oven, integrated microwave, four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, combi boiler enclosed, tiled flooring, under stairs storage and UPVC double glazed leaded frosted door to rear.

First Floor

Landing

7'2 x 6'1 (2.18m x 1.85m)

UPVC double glazed window, loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

12'0 x 11'0 (3.66m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

12'2 x 9'2 (3.71m x 2.79m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 7'0 (2.67m x 2.13m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

8'8 x 5'4 (2.64m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC panelled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with paving, artificial lawn and timber shed.

Front

Artificial lawn and gated tarmac driveway.



Tel: 01200422824

www.keenans-estateagents.co.uk