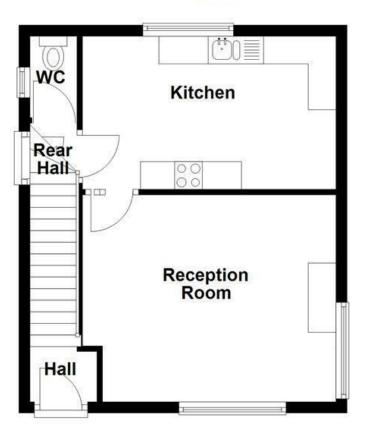
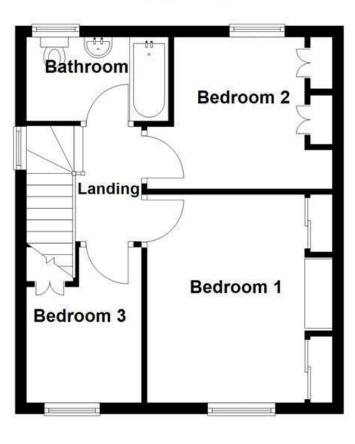
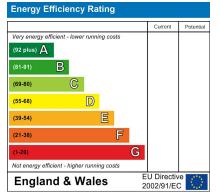


### **Ground Floor**



### First Floor





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.









# The Crescent, Clitheroe, BB7 2LP £210,000

THREE BEDROOM FAMILY HOME IN CLITHEROE

Nestled in the charming area of The Crescent, Clitheroe, this delightful house presents an excellent opportunity for those seeking a comfortable family home or a project to make their own. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. Adjacent to this, you will find a generous kitchen that offers ample space for culinary creations, conveniently located next to a downstairs WC for added practicality.

The house features a lovely garden, laid to lawn both at the front and rear, providing a serene outdoor space for relaxation or play. Inside, you will discover two well-proportioned double bedrooms, each equipped with integrated storage solutions to help keep your living space tidy. Additionally, there is a third bedroom that offers versatility, making it an ideal office space for those who work from home or a guest room for visitors.

For added convenience, the property includes off-road parking, ensuring that you will never have to worry about finding a space. While the house does require some modernisation, this presents a wonderful opportunity to personalise the space to your taste and style. With its prime location and potential, this property is not to be missed. Whether you are a first-time buyer or looking to invest, this house in Clitheroe is sure to canture your interest.

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## The Crescent, Clitheroe, BB7 2LP £210,000









- Contemporary Fitted Kitchen
- EPC Rating: TBC
- Semi Detached Property
- Off Road Parking And Garage

- Three Bedrooms
- Three Piece Bathroom
- Tenure: Freehold

- Garage
- Wrap Around Gardens
- Council Tax Band: B

### **Ground Floor**

Hall

4' x 3' (1.22m x 0.91m)

Hardwood entrance door, central heating radiator, stairs to first floor and door to reception room.

### **Reception Room**

15' x 12'3 (4.57m x 3.73m)

UPVC double glazed window, central heating radiator, two feature wall lights, wall mounted inset electric fire and door to kitchen.

### Kitchen

15'1 x 9'1 (4.60m x 2.77m)

UPVC double glazed window, central heating radiator, coving, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, space for fridge freezer. plumbing for washing machine, wood effect flooring and door to rear

### Rear Hall

2'10 x 2'8 (0.86m x 0.81m)

Under stairs storage, door to WC and hardwood door to side.

4'10 x 2'5 (1.47m x 0.74m)

### First Floor

### Landing

7'4 x 5'10 (2.24m x 1.78m)

### **Bedroom One**

12'4 x 11' (3.76m x 3.35m)

UPVC double glazed window, central heating radiator and fitted

### **Bedroom Two**

9'6 x 9'1 (2.90m x 2.77m)

UPVC double glazed window, central heating radiator, loft access and

### **Bedroom Three**

9'6 x 6'11 (2.90m x 2.11m)

UPVC double glazed window, central heating radiator and over stairs

### **Bathroom**

8'5 x 4'4 (2.57m x 1.32m)

UPV double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over and tiled elevation.

### **External**



Laid to lawn, bedding areas and driveway leading to garage and areenhouse.

### Rear

Laid to lawn and bedding areas.















