



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

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## 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 capture your interest.

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# The Crescent, Clitheroe, BB7 2LP

## £210,000



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

#### Rear Hall

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

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

#### WC

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

UPVC double glazed window, low flush WC and boiler.

### First Floor

#### Landing

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

UPVC double glazed window, doors to three bedrooms and bathroom.

#### Bedroom One

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

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

#### Bedroom Two

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

UPVC double glazed window, central heating radiator, loft access and fitted wardrobes.

#### Bedroom Three

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

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

#### 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

### Front

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

### Rear

Laid to lawn and bedding areas.



Tel: 01200422824

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