



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 84 | |
| (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.

Blakewater Road, Clitheroe, BB7 2FT

Offers Over £245,000

A STUNNING THREE BEDROOM SEMI-DETACHED HOME

Situated on the charming Blakewater Road in Clitheroe, this immaculately presented semi-detached house offers a perfect blend of modern living and comfort. With three well proportioned bedrooms, including a main bedroom featuring fitted wardrobes and an ensuite shower room, this home is designed to cater to the needs of families and professionals alike.

As you enter, you are greeted by an inviting reception room that provides ample space for relaxation and entertainment. The heart of the home is the open-plan kitchen and dining room, which boasts contemporary fixtures and fittings. French doors lead seamlessly to the low-maintenance rear garden, creating an ideal setting for al fresco dining or simply enjoying the outdoors.

The property is decorated in neutral tones, enhancing the welcoming atmosphere and allowing for personal touches to be added. The driveway offers off-road parking for two vehicles parked in tandem, ensuring convenience for you and your guests.

This delightful home is ready to move into, making it an excellent choice for those seeking a hassle free transition. With its modern amenities and thoughtful layout, this property on Blakewater Road is not to be missed. Whether you are looking to settle down or invest, this residence promises a comfortable and stylish lifestyle in a desirable location.

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

Blakewater Road, Clitheroe, BB7 2FT

Offers Over £245,000

 3  1  2  B

- Tenure Leasehold
- Off Road Parking
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Semi Detached Property
- Three Generously Sized Bedrooms
- EPC Rating B
- Open Plan Contemporary Fitted Kitchen/Dining Area
- Envable Low Maintenance Rear Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

5'7 x 5'7 (1.70m x 1.70m)

Central heating radiator, smoke alarm, wood effect flooring, stairs to first floor and door to reception room.

Reception Room

13'11 x 12' (4.24m x 3.66m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point and door to inner hall.

Inner Hall

5'8 x 3'4 (1.73m x 1.02m)

Tiled flooring, door to WC, under stairs storage and open to kitchen/dining area.

WC

6' x 3'4 (1.83m x 1.02m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation, extractor fan, spotlights and tiled floor.

Kitchen/Dining Area

15'5 x 9'4 (4.70m x 2.84m)

Central heating radiator, high gloss wall and base units, laminate work top, double oven with a four ring electric hob, stainless steel splash back and extractor hood, composite one and a half sink and drainer with mixer tap, integrated dishwasher, fridge freezer, washing machine, enclosed Logic combi boiler, spotlights, tiled floor and UPVC double glazed French doors to rear.

First Floor

Landing

Central heating radiator, loft access smoke alarm, doors to three bedrooms and bathroom.

Bedroom one

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

5'8 x 5'5 (1.73m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosure, spotlights, extractor fan, tiled elevation and tiled floor.

Bedroom Two

10'10 x 8'8 (3.30m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'8 x 6'6 (3.56m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear

Artificial lawn with Indian stone paving.

Front

Laid to lawn garden with paving, slate chippings and tarmac driveway for off road parking for numerous vehicles parked in tandem.

NEED A MORTGAGE?

We'll look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.

Call today to find out more!



Tel: 01200422824

www.keenans-estateagents.co.uk