



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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		

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Irwell Mews, Clitheroe, BB7 2FR

£250,000

STUNNING FOUR BED SEMI DETACHED HOME IN CLITHEROE

Welcome to Irwell Mews, a delightful family home nestled in the charming town of Clitheroe. This modern house, built in 2015, offers a generous living space of 1,432 square feet, making it an ideal choice for families seeking comfort and convenience.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-equipped kitchen is designed with practicality in mind, ensuring that meal preparation is a pleasure. Additionally, the conveniently located downstairs WC adds to the functionality of the home.

The property boasts four well-proportioned bedrooms, thoughtfully arranged over two floors. On the second floor, you will discover three inviting bedrooms, while the master bedroom is situated in the attic, complete with its own ensuite bathroom, offering a private retreat for parents.

Outside, the low-maintenance rear yard provides a lovely space for outdoor activities or simply enjoying the fresh air. Off-road parking at the front of the property ensures that you will never have to worry about finding a space for your vehicle.

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£250,000

 4  2  1  B

- Tenure Leasehold
 - Off Road Parking
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Four Well Proportioned Bedrooms
 - Abundance Of Indoor Space
- EPC Rating B
 - Viewing Essential
 - Low Maintenance Garden

Ground Floor

Entrance

Composite frosted door to hall.

Hall

14'11 x 6'8 (4.55m x 2.03m)

Central heating radiator, doors to kitchen, reception room, WC, under stairs storage and wood effect flooring.

WC

6'1 x 3'4 (1.85m x 1.02m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled splash back and wood effect flooring.

Kitchen

11'2 x 10'6 (3.40m x 3.20m)

Gloss wall and base units, laminate work tops, ceramic one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, stainless steel splash back and extractor hood, plumbed for washing machine, integrated dishwasher and fridge freezer, boiler, spotlights and tiled floor.

Reception Room

16' x 13'10 (4.88m x 4.22m)

Two UPVC double glazed windows, UPVC double glazed French doors to rear garden, central heating radiator, television point and wood effect flooring.

First Floor

Landing

17'7 x 6'2 (5.36m x 1.88m)

UPVC double glazed window, central heating radiator, doors to bedroom two, bedroom three and bedroom four, bathroom, storage cupboard and stairs to second floor.

Bedroom Two

10'11 x 9'10 (3.33m x 3.00m)

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

Bedroom Three

10'2 x 9'5 (3.10m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11' x 5'11 (3.35m x 1.80m)

UPVC double glazed window and central heating radiator.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

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 and vinyl flooring.

Second Floor

Landing

Door to bedroom one.

Bedroom One

19'6 x 12'7 (5.94m x 3.84m)

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

En Suite

9'1 x 5' (2.77m x 1.52m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, part tiled elevation, spotlights and vinyl flooring.

External

Front

Off road parking, part laid to lawn and gravel chippings.

Rear

Enclosed garden with artificial grass, paving, decking, wood chipped bedding areas and timber shed.



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