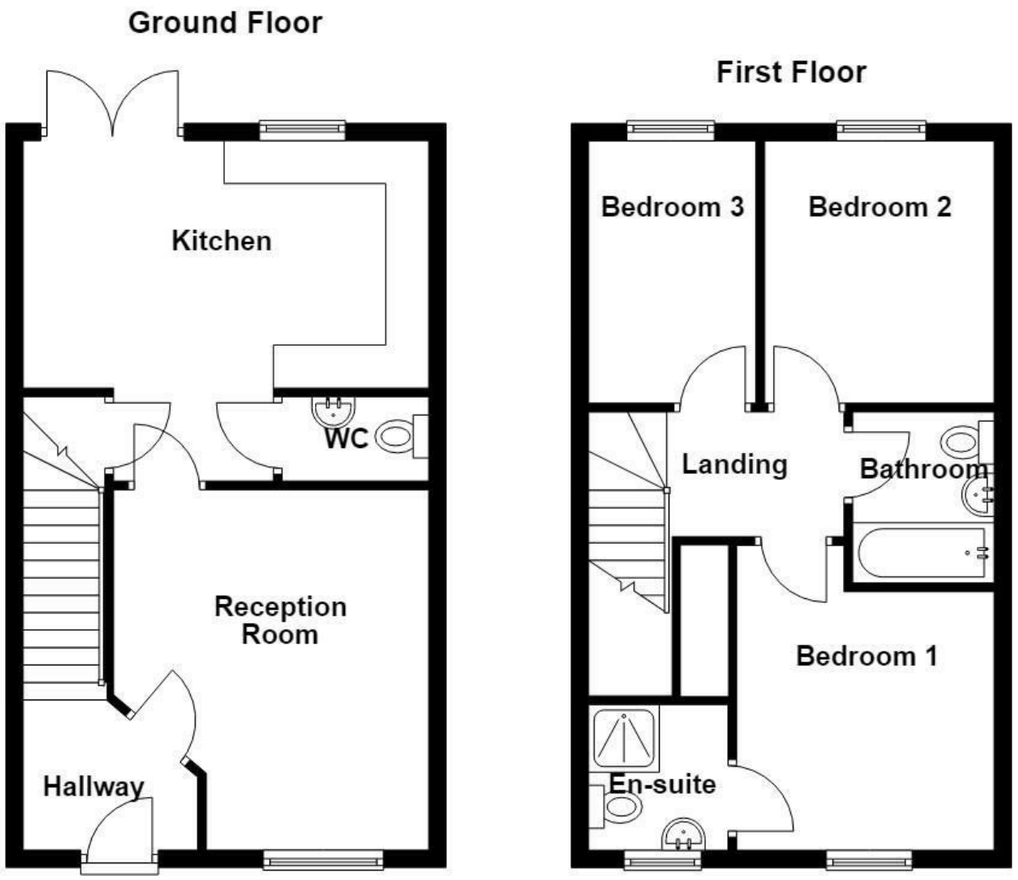
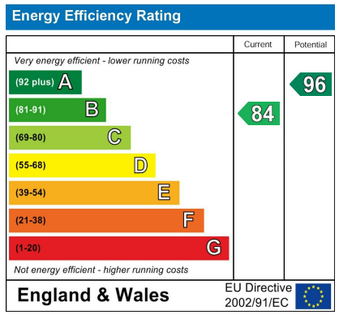
Keenans





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.

4 Wellgate, Clitheroe, BB7 2RD
Tel: 01200422824 | Email: sales@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Audley Clough, Clitheroe, BB7 1FX

£270,000

Nestled in the charming area of Audley Clough, Clitheroe, this modern semi-detached house offers a delightful blend of comfort and contemporary living. Built in 2021, the property spans an impressive 861 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a well-appointed reception room, perfect for relaxation or entertaining guests. The ground floor also features a thoughtfully designed kitchen and a convenient WC, ensuring practicality for everyday living.

Upstairs, you will find three inviting bedrooms, one of which boasts an ensuite bathroom, offering a private retreat for the homeowner. The family bathroom is also located on this level, catering to the needs of the household with ease.

This property is ideal for those looking to enjoy a modern lifestyle in a picturesque setting. With its spacious layout and contemporary finishes, it presents an excellent opportunity for both first-time buyers and families alike. Don't miss the chance to make this lovely house your new home in Clitheroe.

Audley Clough, Clitheroe, BB7 1FX

£270,000

3 2 1 B

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- En Suite To Main Bedroom
- Freehold
- Modern Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hallway

6'8 x 5'8 (2.03m x 1.73m)

Front entrance door, stairs to the first floor and door to the reception room.

Reception Room

13'9 x 12' (4.19m x 3.66m)

UPVC double glazed window, central heating radiator, laminate flooring and door to the kitchen.

Kitchen

15'6 x 13' (4.72m x 3.96m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood surfaces, stainless steel sink with drainer and mixer tap, oven in a high rise unit, gas hob, extractor hood, integrated fridge freezer and washing machine, spotlights, door to the WC and UPVC double glazed French doors to the rear.

WC

5'7 x 3'3 (1.70m x 0.99m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, tiled elevations and tiled flooring.

First Floor

Landing

9'6 x 4'5 (2.90m x 1.35m)

Doors to three bedrooms and bathroom.

Bedroom One

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

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

En Suite

5'7 x 5'4 (1.70m x 1.63m)

UPVC double glazed window, central heating radiator, heated towel rail, dual flush WC, pedestal wash basin, direct feed shower unit and lino flooring.

Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'8 x 6'5 (3.25m x 1.96m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin and panelled bath with direct feed shower overhead.

External

Front

Planted garden and parking space.

Rear

Laid to lawn garden with stone chipped area.

Tel: 01200422824

www.keenans-estateagents.co.uk