



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(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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Pimlico Road, Clitheroe, BB7 2AG

£249,950

THREE BEDROOM BAY FRONTED FAMILY HOME

Nestled on the charming Pimlico Road in Clitheroe, this attractive mid-terrace house presents an excellent opportunity for families seeking a welcoming home in a desirable location. Spanning an impressive 1,174 square feet, the property boasts two spacious reception rooms that are perfect for both relaxation and entertaining. The generously proportioned kitchen, finished in neutral tones, invites an abundance of natural light, creating a warm and inviting atmosphere.

This delightful residence features three well-sized bedrooms, providing ample space for family members or guests. Additionally, an attic room offers further versatility, whether it be for a study, playroom, or extra storage. With two bathrooms, the home ensures convenience for busy mornings and family life.

Situated in a popular area of Clitheroe, this property is conveniently located near prestigious schools and a variety of town centre amenities, making it ideal for a growing family. The house has been well maintained, offering a blank canvas for new owners to customise and make their own.

In summary, this bay fronted terraced home is a perfect blend of comfort, space, and potential, making it a must-see for anyone looking to settle in this vibrant community.

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 3  2  2  D

- Stunning Mid Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Two Bathrooms
 - Low Maintenance Rear Yard
 - Council Tax Band C

Ground Floor

Entrance Vestibule

4'9 x 3'2 (1.45m x 0.97m)

UPVC double glazed front door, encaustic tiled flooring and door to hall.

Hall

11'2 x 3'1 (3.40m x 0.94m)

Central heating radiator, wood effect flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

12'9 x 12'3 (3.89m x 3.73m)

UPVC double glazed bay window, central heating radiator, two feature wall lights, wall mounted fire, television point and bi-folding door to reception room two.

Reception Room Two

13'11 x 12'10 (4.24m x 3.91m)

UPVC double glazed window, central heating radiator, cast iron multifuel burner, wood effect flooring and open to kitchen.

Kitchen

14'9 x 8'11 (4.50m x 2.72m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite work surfaces, central island and breakfast bar, Rangemaster cooker with five ring gas hob and extractor hood, glass splashback, Belfast sink with integrated draining ridges and mixer tap, integrated dishwasher, space for fridge freezer, tiled flooring, doors leading to utility, understairs storage and UPVC double glazed French doors to rear.

Utility

8'7 x 8'7 (2.62m x 2.62m)

UPVC double glazed frosted window, central heating radiator, plumbing for washing machine, wall mounted boiler and hot water tank, tiled flooring, door to WC and UPVC door to rear.

WC

5'11 x 2'6 (1.80m x 0.76m)

Dual flush WC, vanity top wash basin with mixer tap, extractor fan and tiled flooring.

First Floor

Landing

Smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom One

15'9 x 12'9 (4.80m x 3.89m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to Jack & Jill en suite with main bathroom.

Bedroom Two

14'6 x 9'0 (4.42m x 2.74m)

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

En Suite

7'6 x 4'0 (2.29m x 1.22m)

UPVC double glazed frosted window, central heating radiator, central heated towel rail, dual flush WC, walk-in electric feed shower, partially tiled elevations, extractor fan and tiled flooring.

Bedroom Three

10'6 x 9'6 (3.20m x 2.90m)

UPVC double glazed window and central heating radiator.

Bathroom

10'6 x 8'2 (3.20m x 2.49m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel double Jacuzzi bath with mixer tap and rinse head, walk-in direct feed rainfall shower with rinse head, tiled elevations, extractor fan and tiled flooring.

Second Floor

Attic Room

18'0 x 16'6 (5.49m x 5.03m)

Two Velux windows, central heating radiator, exposed beams and under eave storage.

External

Rear

Decking, paving and timber shed.

Front

Paving, bedding areas and path to front entrance.

