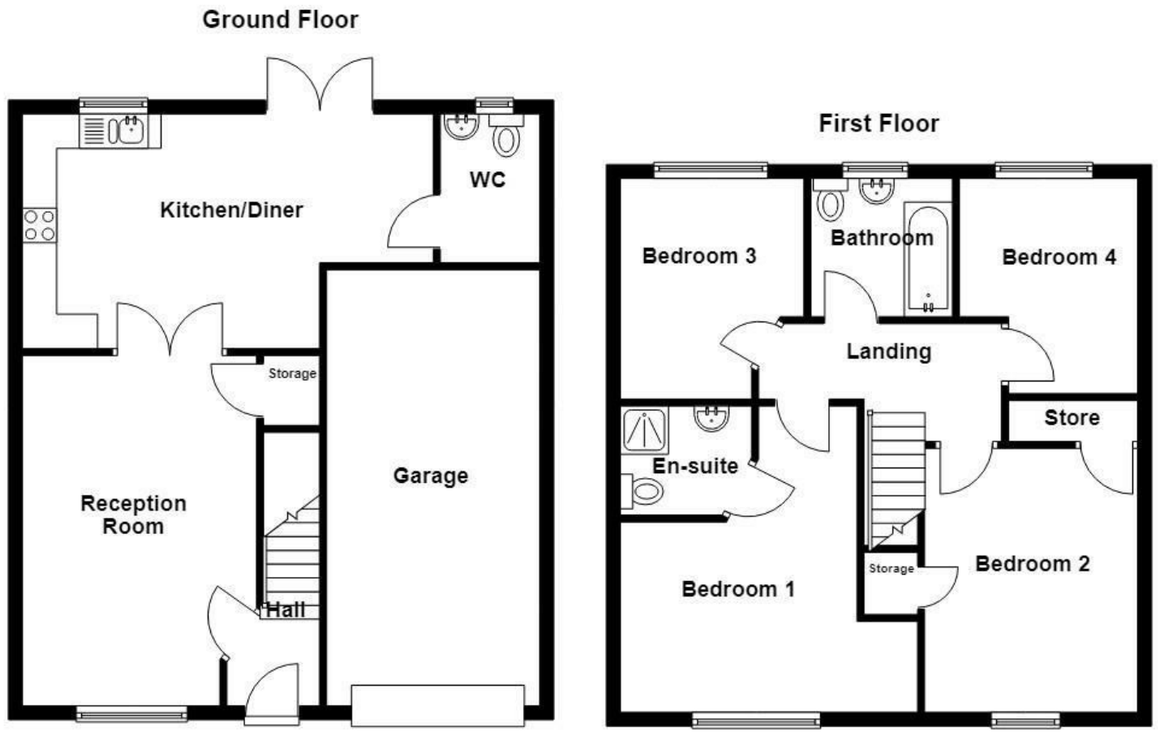
Keenans

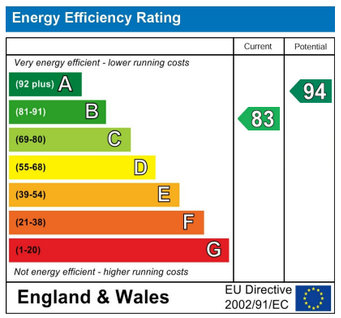












Maytree Close, Clitheroe, BB7 2SP

£370,000

A TRULY ENVIABLE FOUR BEDROOM FAMILY HOME IN THE HEART OF THE RIBBLE VALLEY

Tucked away on the highly desirable Maytree Drive, Clitheroe, this splendid four-bedroom detached family home is a true gem. With its well-finished interiors, this property is turn-key ready, allowing you to move in without the hassle of renovations or repairs.

The spacious layout is perfect for family living, providing ample room for relaxation and entertaining. Each of the four bedrooms offers a comfortable retreat, ensuring that everyone in the family has their own space. The heart of the home is undoubtedly the inviting living area, which flows seamlessly into the dining space, creating an ideal environment for family gatherings and social occasions.

One of the standout features of this property is the large garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. It is a perfect space for children to play or for hosting summer barbecues with friends and family.

Maytree Close is situated in a desirable area, known for its friendly community and convenient access to local amenities, schools, and parks. This home not only offers a comfortable living space but also a lifestyle that many aspire to.

In summary, this four-bedroom detached house in Clitheroe is a fantastic opportunity for families seeking a well-finished, move-in ready home with a generous garden. Do not miss the chance to make this delightful property your own.

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

Maytree Close, Clitheroe, BB7 2SP

£370,000

4 2 1 B

- Tenure Freehold
- Off Road Parking With Access To Garage
- Modern Fitted Kitchen/Dining Area
- Easy Access To Major Network Links
- Council Tax Band E
- Four Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating B
- Two Bathrooms And Downstairs WC For Convenience
- Ample Low Maintenance Rear Garden Space

Ground Floor

Entrance Hall

13' x 2'8 (3.96m x 0.81m)

UPVC double glazed door to hall, door to reception room and stairs to first floor.

Reception Room

16'8 x 11'2 (5.08m x 3.40m)

UPVC double glazed window, central heating radiator, doors to kitchen/dining area and door to under stairs storage.

Kitchen/Dining Area

19'7 x 11'2 (5.97m x 3.40m)

UPVC double glazed window, central heating radiator, smoke alarm, wall and base units, laminate work top and upstand, stainless steel one and a half sink and drainer with mixer tap, oven, dour ring gas hob, stainless steel splash back, extractor hood, plumbed for washing machine, space for fridge freezer, dryer, tiled effect flooring, door to WC and UPVC double glazed French doors to rear garden.

WC

7'1 x 4'9 (2.16m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with splash back and mixer tap and tiled effect flooring.

First Floor

Landing

10'4 x 5'7 (3.15m x 1.70m)

Doors to four bedrooms, bathroom and loft access.

Bedroom One

10'6 x 9'1 (3.20m x 2.77m)

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

En Suite

6'3 x 5'6 (1.91m x 1.68m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower with rinse head, part tiled elevation, extractor fan and tiled effect flooring.

Bedroom Two

10'2 x 10' (3.10m x 3.05m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

10'3 x 8'6 (3.12m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'6 x 8'9 (3.20m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'10 (2.06m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower and rinse head, tiled elevation, extractor fan and vinyl flooring.

External

Front

Block paved drive and lawned area.

Rear

Enclosed laid to lawn garden with bedding areas and paving.

















Tel: 01200422824

www.keenans-estateagents.co.uk