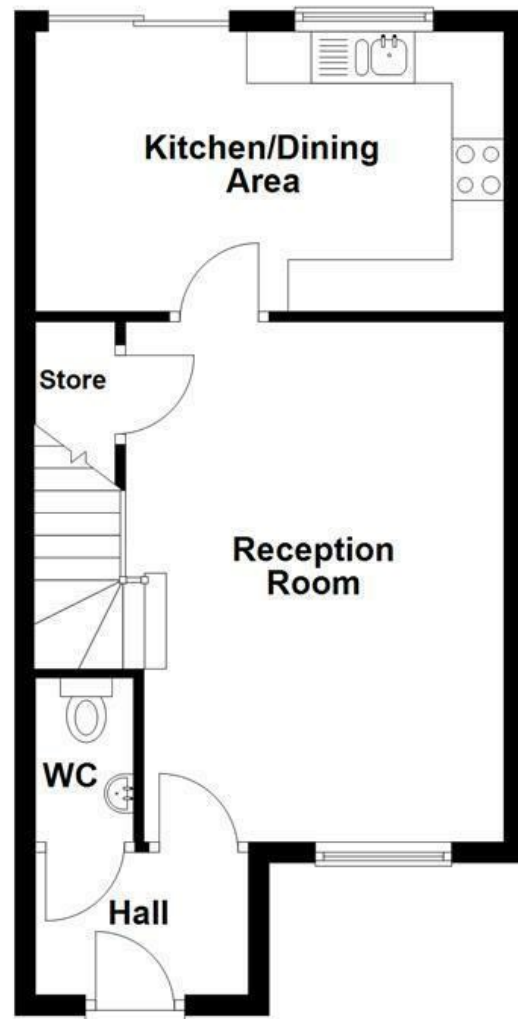
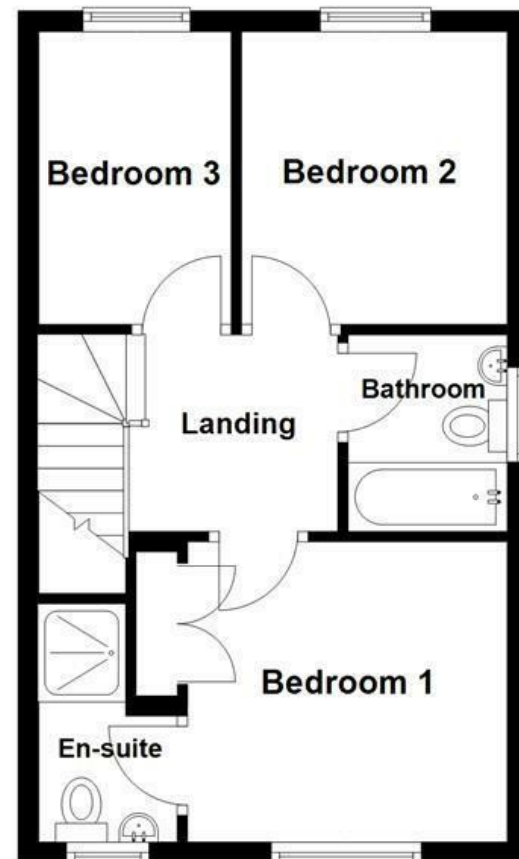


Ground Floor



First Floor



Coplow View, Clitheroe, BB7 4SG

Offers Over £275,000

AN EXCEPTIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOME

Nestled in the desirable area of Coplow View, Clitheroe, this charming semi-detached house offers a perfect blend of modern living and family comfort. Built in 2019, this new build property spans an impressive 861 square feet and features a neutral finish throughout, making it an ideal canvas for your personal touch.

The spacious reception room provides a welcoming atmosphere, perfect for family gatherings or quiet evenings in. With three generously sized bedrooms, this home is well-suited for a growing family seeking their dream abode. The two bathrooms add convenience, ensuring that morning routines run smoothly.

Step outside to discover an attractive rear garden, complete with a delightful summerhouse, perfect for enjoying the outdoors during warmer months. The property also boasts a driveway that accommodates off-road parking for two vehicles, a valuable asset in this sought-after location.

Conveniently situated, this home offers easy access to the A59, making commuting towards Skipton and Preston a breeze. Families will appreciate the proximity to well-regarded schools, including Clitheroe Royal Grammar School, Pendle Primary School, and Chatburn Primary School, ensuring quality education is within reach.

This semi-detached family home in Clitheroe is a wonderful opportunity for those looking to settle in a vibrant community. With its modern features, spacious layout, and excellent local amenities, it truly represents a fantastic choice for your next home.

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

Coplow View, Clitheroe, BB7 4SG

Offers Over £275,000

 3  2  1  B

- Immaculate Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking for Two Vehicles
- EPC Rating B
- Three Bedrooms
- Sought After Location
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden with Summerhouse
- Council Tax Band C

Ground Floor

Entrance Hall

6'9 x 4'6 (2.06m x 1.37m)
Composite double glazed frosted front door, central heating radiator, smoke detector, doors leading to WC and reception room.

WC

5'3 x 3'1 (1.60m x 0.94m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect flooring.

Reception Room

16'6 x 14'10 (5.03m x 4.52m)
UPVC double glazed window, central heating radiator, smoke detector, television point, understairs storage, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'10 x 8'11 (4.52m x 2.72m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with onyx work surfaces, integrated oven with four ring halogen hob and extractor hood, glass splashback, inset stainless steel sink with integrated draining ridges and mixer tap, integrated fridge freezer, integrated washing machine, extractor fan, spotlights, wood effect flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

Access to partially board loft via pull down ladder with lighting, doors leading to three bedrooms, family bathroom and airing cupboard.

Bedroom One

10'0 x 10'0 (3.05m x 3.05m)
UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

7'7 x 4'6 (2.31m x 1.37m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations and tiled effect flooring.

Bedroom Two

9'1 x 8'6 (2.77m x 2.59m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'3 x 6'1 (2.82m x 1.85m)
UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'6 (1.91m x 1.68m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, partially tiled elevations, extractor fan and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn, Indian stone paving, gravel chippings, summerhouse, two electric points and external tap.

Front

Laid to lawn garden, bedding areas, bin store and off road parking for two vehicles in tandem.



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