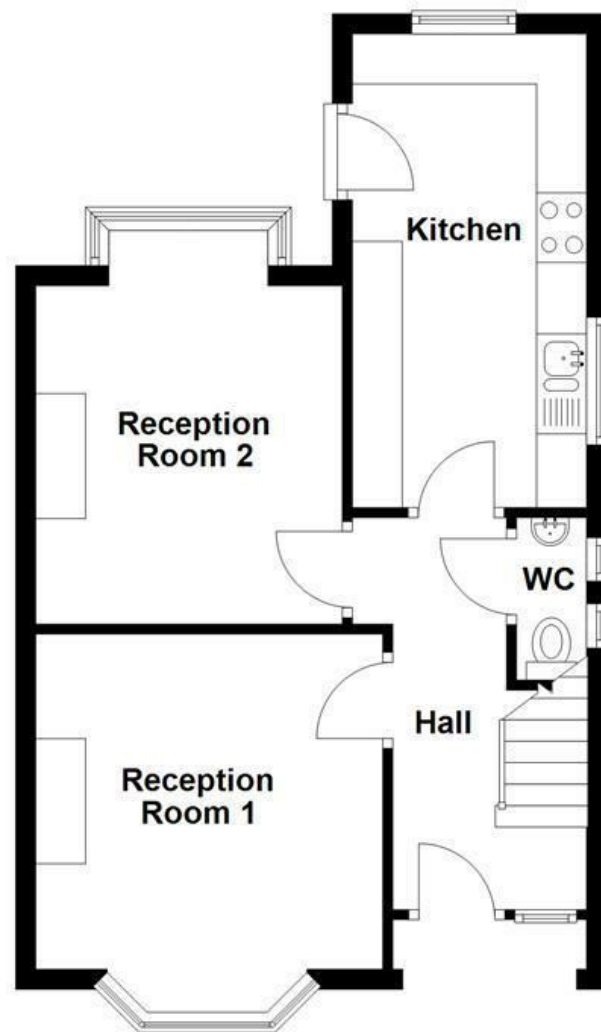
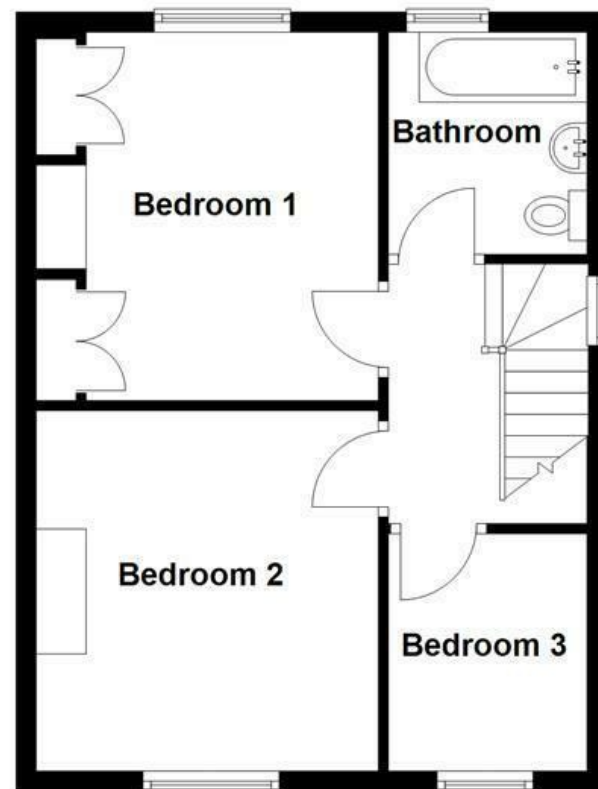


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Hawthorne Place, Clitheroe, BB7 2HU

### £310,000

THREE BEDROOM SEMI-DETACHED FAMILY HOME IN AN ENVIABLE LOCATION

Nestled in the charming Hawthorne Place, Clitheroe, this delightful semi-detached house presents an excellent opportunity for families seeking a new home. Built in 1934, this bay-fronted property is a perfect blend of character and modernity.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The three well-proportioned bedrooms are ideal for family living, ensuring comfort and privacy for all. The property also features a well-appointed bathroom, catering to the needs of a busy household.

One of the standout features of this home is the generous rear garden, which is perfect for young children to play in or for hosting long summer evenings with family and friends. The outdoor space offers a blank canvas, allowing you to create your own personal oasis.

Conveniently located, this property provides easy access to the town centre's amenities and is within reach of reputable schools, making it an ideal choice for families. The home is ready for you to update and personalise to your heart's content, with some photos virtually staged to help you envision the potential of this lovely residence.



# Hawthorne Place, Clitheroe, BB7 2HU

## £310,000

 3  1  2  D

- Spacious Semi Detached Property
  - Bursting with Charm
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Perfect Family Home
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Immaculate Rear Garden
  - Council Tax Band D

### Ground Floor

#### Entrance Storm Porch

5'7 x 1'8 (1.70m x 0.51m)

Hardwood frosted stained glass front door.

#### Hall

12'10 x 6'4 (3.91m x 1.93m )

UPVC double glazed frosted stained glass window, central heating radiator, smoke detector, coving, picture rail, wood effect laminate flooring, doors leading to two reception rooms, WC, kitchen and stairs to first floor.

#### Reception Room One

12'9 x 11'9 (3.89m x 3.58m)

UPVC double glazed part frosted stained glass bay window, central heating radiator, cornice coving, picture rail, gas fire with granite hearth and surround and wood effect flooring.

#### Reception Room Two

11'10 x 10'1 (3.61m x 3.07m)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail and open fireplace.

#### Kitchen

15'7 x 7'8 (4.75m x 2.34m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated oven with four ring electric hob and extractor hood, integrated boiler, plumbing for washing machine, space for dryer, tiled effect lino flooring and UPVC double glazed frosted door to rear.

#### WC

5'4 x 2'4 (1.63m x 0.71m )

Two UPVC double glazed frosted windows, wall mounted wash basin with mixer tap, dual flush WC, partially tiled elevations and wood effect laminate flooring.

### First Floor

#### Landing

7'11 x 7'5 (2.41m x 2.26m )

UPVC double glazed frosted stained glass window, loft access, picture rail, doors leading to three bedrooms and bathroom.

#### Bedroom One

11'10 x 11'10 (3.61m x 3.61m)

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

#### Bedroom Two

11'10 x 11'10 (3.61m x 3.61m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bedroom Three

7'10 x 7'5 (2.39m x 2.26m )

UPVC double glazed window, central heating radiator and picture rail.

### Bathroom

7'6 x 7'4 (2.29m x 2.24m )

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

### External

#### Rear

Enclosed garden with laid to lawn, paving, decking, bedding areas, gravel chip bedding areas and timber shed.

#### Front

Block paved driveway and bedding area.



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