



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

Audley Clough, Clitheroe, BB7 1FX

£269,950

GORGEOUS THREE BEDROOM HOME IN A HIGHLY SOUGHT AFTER LOCATION

Nestled in the desirable area of Audley Clough, Clitheroe, this exceptional semi-detached family home presents an ideal opportunity for those seeking a comfortable and stylish living space. With three well-proportioned bedrooms and two reception rooms, this property offers ample room for both relaxation and entertaining.

The interior of the home is a true blank canvas, featuring neutral decoration throughout, allowing you to easily personalise the space to suit your taste. The immaculate condition of the property ensures that it is move-in ready, making it perfect for families or individuals looking to settle in without the need for immediate renovations.

The exterior of the home is equally impressive, boasting well-maintained gardens that enhance its curb appeal. Additionally, the property benefits from off-road parking for one vehicle, providing convenience and ease for residents and guests alike.

This semi-detached house is not only a lovely family home but also situated in a sought-after location, making it an attractive option for those looking to enjoy the charm and amenities of Clitheroe. With its combination of space, style, and practicality, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful home your own.

Audley Clough, Clitheroe, BB7 1FX

£269,950

 3  2  1  B

- Immaculate Semi Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Two Bathrooms
 - Spacious Rear Garden with Summerhouse
 - Council Tax Band C

Ground Floor

Entrance Hall

6'8 x 5'6 (2.03m x 1.68m)
Composite front door, central heating radiator, smoke alarm, Amtico flooring, door to reception room and stairs to first floor.

Reception Room

13'11 x 12'2 (4.24m x 3.71m)
UPVC double glazed window, central heating radiator, smoke alarm, TV point and door to kitchen/dining area.

Kitchen/Dining Area

15'6 x 13'0 (4.72m x 3.96m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate worktops and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double Zanussi oven, four ring gas hob and extractor hood, glass splashback, integrated dishwasher, integrated fridge freezer, integrated washing machine, enclosed boiler, spotlights, Amtico flooring, doors to WC, under stairs storage and UPVC double glazed French doors to rear.

WC

6'1 x 3'4 (1.85m x 1.02m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, smoke alarm, partially tiled elevations and Amtico flooring.

First Floor

Landing

9'7 x 4'10 (2.92m x 1.47m)
Central heating radiator, smoke alarm, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

12'1 x 11'1 (3.68m x 3.38m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en-suite.

En-Suite

5'9 x 5'7 (1.75m x 1.70m)
UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower, spotlights, extractor fan, partially tiled elevation, LED illuminated mirror and tiled flooring.

Bedroom Two

10'11 x 8'9 (3.33m x 2.67m)
UPVC double glazed window and central heating radiator.

Bedroom Three

11'6 x 6'7 (3.51m x 2.01m)
UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'8 (2.06m x 1.73m)
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, extractor fan, partially tiled elevations and tiled flooring.

External

Rear

Enclosed laid to lawn garden with paved patio and summerhouse.

Front

Paving, mature shrubbery and tarmac driveway.



Tel: 01200422824

www.keenans-estateagents.co.uk