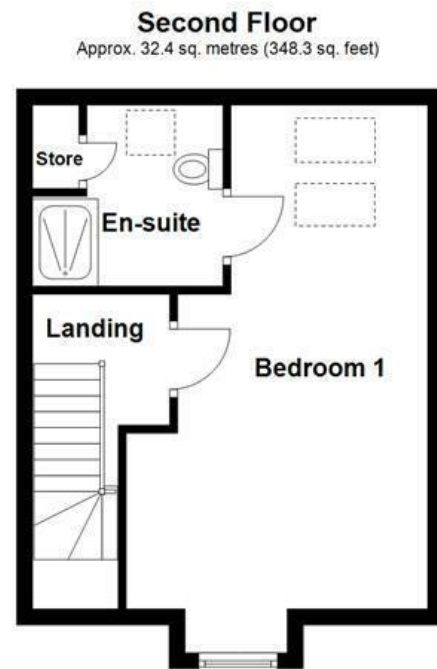
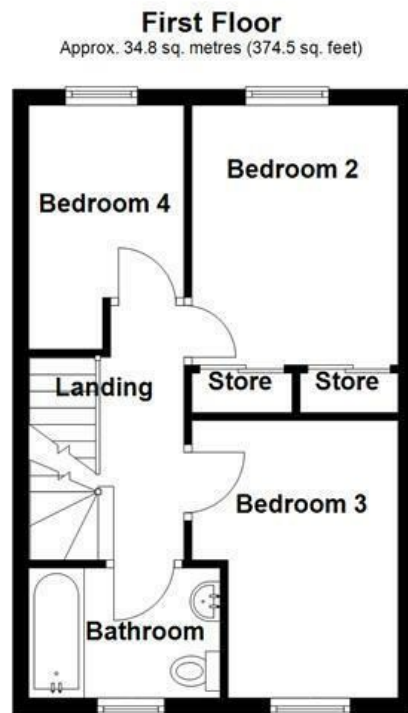
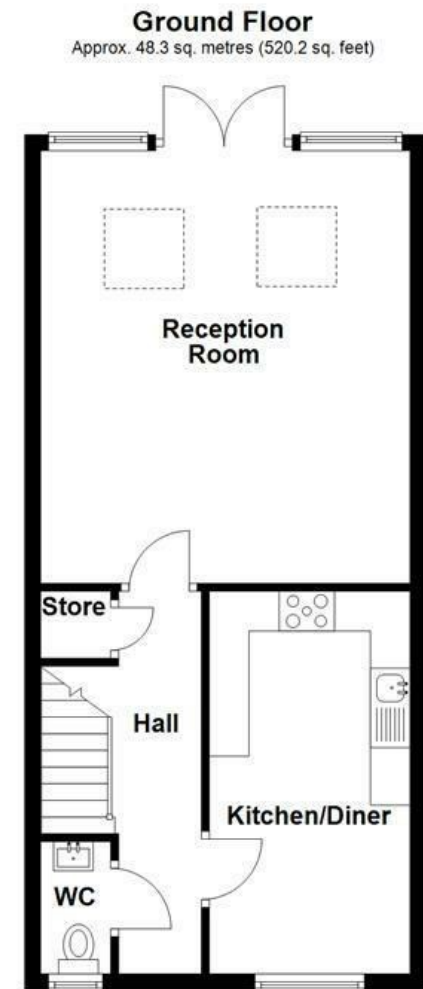




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Beeston Grove, Clitheroe, BB7 2RF

£330,000

A FANTASTIC SEMI-DETACHED PROPERTY IN CLITHEROE

Nestled in the charming area of Beeston Grove, Clitheroe, this beautifully decorated four-bedroom semi-detached house is a true gem. Situated on a fantastic estate, the property boasts a delightful blend of modern aesthetics and comfortable living.

As you step inside, you will be greeted by a warm and inviting atmosphere, with well-appointed spaces that are perfect for both relaxation and entertaining. The tasteful decor throughout the home enhances its appeal, making it an ideal choice for families or those seeking a stylish residence in a sought-after location.

Clitheroe is renowned for its vibrant community and picturesque surroundings, offering a range of amenities, including shops, schools, and recreational facilities. This property is perfectly positioned to take advantage of all that the area has to offer, ensuring a convenient and enjoyable lifestyle.

Given its attractive features and prime location, this property is unlikely to remain on the market for long. If you are in search of a lovely family home in Clitheroe, this semi-detached house on Beeston Grove is certainly worth considering. Do not miss the opportunity to make it your own.

Beeston Grove, Clitheroe, BB7 2RF

£330,000

4 2 1 B

- Four Bedroom Semi Detached Home
 - Situated On A Fantastic Estate
 - Off Road Parking
 - Tenure - Freehold
- Beautifully Decorated Throughout
 - Warm And Inviting Interior
 - EPC Rating - B
- Spacious Family Living Accommodation
 - Sought After Clitheroe Location
 - Council Tax Band - D

Ground Floor

Entrance

Composite front door to hall.

Hall

15'6 x 3'5 (4.72m x 1.04m)

Central heating radiator, smoke alarm, doors to reception room, kitchen diner and WC, stairs to first floor, laminate MDF flooring.

Reception Room

17'1 x 15'8 (5.21m x 4.78m)

Two UPVC double glazed windows, two Velux windows, two central heating radiators, spotlights, smoke alarm, television point, French doors to external, laminate MDF flooring.

Kitchen Diner

15'10 x 8'4 (4.83m x 2.54m)

UPVC double glazed window, central heating radiator, smoke alarm, extractor fan, a range of panelled wall and base units, granite surfaces, integrated double electric oven, five ring gas hob, extractor unit, inset stainless steel one and a half sink with mixer tap and draining board, under unit lighting, integrated fridge freezer, integrated dishwasher, integrated washing machine, laminate MDF flooring, spotlight, pendant lighting.

WC

5'6 x 2'11 (1.68m x 0.89m)

UPVC double glazed window, heated towel rail, two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, tiled flooring.

First Floor

Landing

12 x 6 (3.66m x 1.83m)

Smoke alarm, doors to three bedrooms and a bathroom, stairs to second floor.

Bedroom Two

12'8 x 8'10 (3.86m x 2.69m)

UPVC double glazed window, central heating radiator, door to storage.

Bedroom Three

11'6 x 8'6 (3.51m x 2.59m)

UPVC double glazed window, central heating radiator, door to storage.

Bedroom Four

10'1 x 6'10 (3.07m x 2.08m)

UPVC double glazed window, central heating radiator.

Bathroom

7'1 x 5'5 (2.16m x 1.65m)

UPVC double glazed window, heated towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and direct feed shower with rinse head, partial tiled elevations, tiled flooring.

Second Floor

Bedroom One

20'9 x 12 (6.32m x 3.66m)

UPVC double glazed window, two Velux windows, two central heating radiators, spotlights, loft access, door to en suite.

En Suite

7'6 x 7'1 (2.29m x 2.16m)

Velux window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower with rinse head, tiled elevations, extractor fan, tiled flooring.

External

Front

Laid to lawn garden and driveway.

Rear

Laid to lawn garden and shed.

