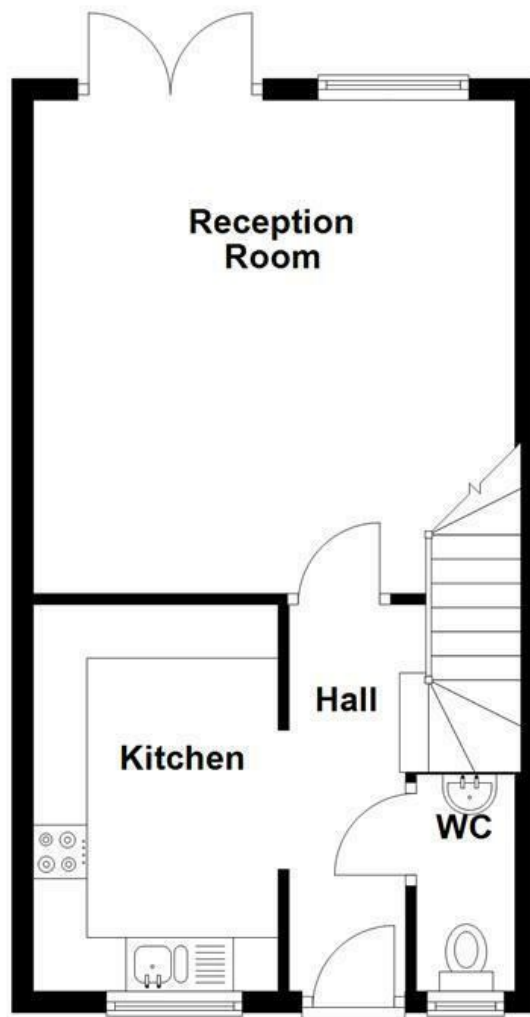
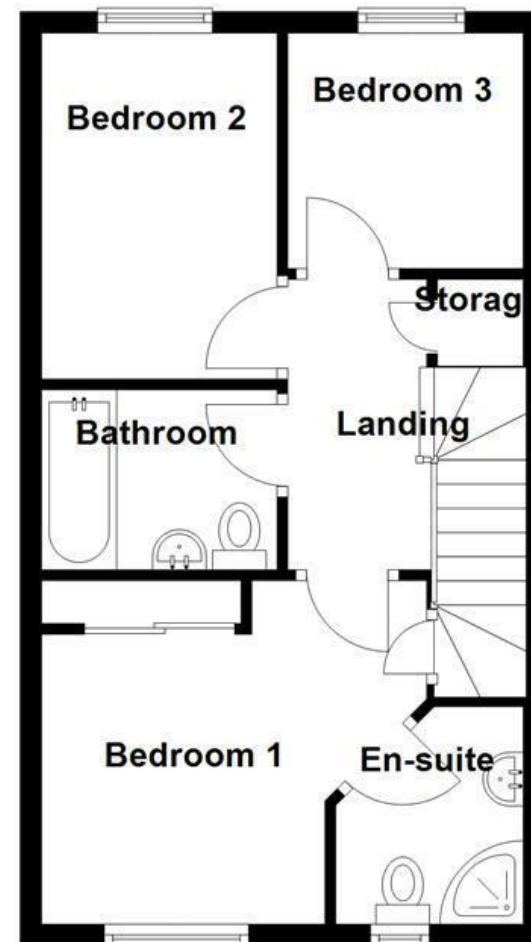


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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.

Anne Close, Clitheroe, BB7 1FE

Offers Over £240,000

ENVIABLE SEMI DETACHED PROPERTY NOT TO BE MISSED

Situated in the charming area of Anne Close, Clitheroe, this delightful semi-detached house offers a perfect blend of comfort and modern living. Set on a generous double plot, the property boasts three well-proportioned bedrooms, including a main bedroom complete with an en suite bathroom, ensuring privacy and convenience for the occupants.

Upon entering, you are welcomed into a spacious reception room that provides an ideal space for relaxation and entertaining guests. The contemporary fitted kitchen is designed with both style and functionality in mind, making it a joy to prepare meals and gather with family. Additionally, a convenient downstairs WC adds to the practicality of the home.

The exterior of the property is equally impressive, featuring a large driveway that offers ample parking space. The expansive garden is a true highlight, providing plenty of room for outdoor activities and leisure. A charming summer house on decking enhances the outdoor experience, making it a perfect spot for enjoying warm summer days or hosting gatherings.

This semi-detached house in Clitheroe is not just a home; it is a lifestyle choice, offering a peaceful retreat while being close to local amenities and the picturesque surroundings of the Ribble Valley. Whether you are a growing family or looking for a serene place to settle down, this property is sure to meet your needs and exceed your expectations.

Anne Close, Clitheroe, BB7 1FE

Offers Over £240,000

 3  2  1  B

- Tenure Freehold
 - Off Road Parking With Driveway
 - Contemporary Fitted Kitchen
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Viewing Essential
 - Stunning Rear Garden With Ample Space1
- EPC Rating B
 - Ideal Family Home
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

11'10 x 3'4 (3.61m x 1.02m)

Central heating radiator, wood effect flooring, stairs to first floor, doors to WC and reception room, open doorway to kitchen.

WC

6'8 x 6'3 (2.03m x 1.91m)

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

Kitchen

11'10 x 7'6 (3.61m x 2.29m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work top, oven in a high rise unit, four ring gas hob, stainless steel splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for dishwasher and washing machine, integrated fridge freezer, enclosed Potterton boiler and wood effect flooring.

Reception Room

15'2 x 14'8 (4.62m x 4.47m)

UPVC double glazed window, two central heating radiators, television point, under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

Bedroom One

11'2 x 10'6 (3.40m x 3.20m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to en suite and above stairs storage.

En Suite

6'8 x 5'8 (2.03m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, corner electric feed shower, part tiled elevation, extractor fan and vinyl flooring.

Bedroom Two

10'9 x 7'1 (3.28m x 2.16m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'2 x 7'2 (2.18m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 5'6 (2.34m x 1.68m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation, extractor fan and vinyl flooring.

External

Rear

Paved patio, decking, laid to lawn garden, bedding areas and summer house.

Front

Tarmac and gravel chip for off road parking.



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