



Blakewater Road, Clitheroe, BB7 2FT

£260,000

**** PRICED TO SELL ** THREE STOREY FOUR BEDROOM TOWNHOUSE ** NO ONWARD CHAIN **
EN SUITE TO MASTER BEDROOM ** CLOAKROOM WC ** KITCHEN AREA ** LOUNGE AREA WITH
DOORS TO GARDENS ** MAIN BATHROOM ** PRIVATE GARDENS ****



48 Blakewater Road, Clitheroe, BB7 2FT

Located within easy reach of the centre of Clitheroe and all the town's associated amenities, the property is located within walking distance of Edisford Bridge perfect for family walks and there are excellent local schools nearby including Edisford Primary School.

ENTRANCE HALL

Stairs to first floor, access to all rooms

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

KITCHEN 12'9" x 9'6" (3.9 x 2.9)

Double glazed window to front aspect, fitted with a matching range of floor and wall units with work surfaces over, gas hob, electric oven, integrated and free standing appliances

LOUNGE DINING ROOM 16'0" x 14'1" (4.9 x 4.3)

Double glazed doors to rear gardens, carpet flooring

FIRST FLOOR LANDING

Access to all first floor rooms

BEDROOM 2 9'11" x 11'1" (3.02m x 3.38m)

Double glazed window, carpet flooring

BEDROOM 3 9'5" x 10'9" (2.87m x 3.28m)

Double glazed window, carpet flooring

BEDROOM 4 5'10" x 11'1" (1.78m x 3.38m)

Double glazed window, carpet flooring

BATHROOM 5'7" x 6'8" (1.70m x 2.03m)

Matching white bathroom suite with tiled surrounds

SECOND FLOOR LANDING

Access to main bedroom

MAIN BEDROOM 21'7" x 12'5" (6.6 x 3.8)

Double glazed windows, carpet flooring, fitted wardrobes

EN SUITE

En suite shower room with shower enclosure, low level wc, wash hand basin, velux window

REAR GARDENS & PARKING

Rear gardens laid to lawn, enclosed by fencing, gated access, parking to front of property





