

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  | 65      |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive 2002/91/EC                     |  |         | 80        |

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.

## Beverley Close, Clitheroe, BB7 1HX

### £399,950

A THREE BEDROOM DETACHED BUNGALOW FINISHED IN NEUTRAL TONES

Nestled on a quiet cul-de-sac on the outskirts of Clitheroe, yet still in a handy location for all local amenities, this three-bedroom, detached bungalow is being welcomed to the property market. Ideally suited for a small family or couple looking for single-storey living with generously proportioned reception rooms and a detached garage! The property offers superb potential for customisation and expansion, subject to planning permission, with a generously sized loft and enviable plot!

The property comprises briefly, to the ground floor; entrance through the porch to a spacious hallway with doors leading to a three piece bathroom, two bedrooms, spacious living room and fitted kitchen. The kitchen has stairs to the first floor and doors providing access to the side elevation, office/bedroom 3 and conservatory. The conservatory can also be accessed via the living room. To the first floor is a landing with doors leading to a large storage cupboard and generously sized attic room. Externally the property boasts a gorgeous, tiered, rear laid to lawn garden with a range of bedding areas, mature trees and gravel chippings. The garden is enclosed by predominantly composite fencing and also features a composite decked terrace. The front of the property has off road parking for numerous vehicles with a detached single garage.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

# Beverley Close, Clitheroe, BB7 1HX

£399,950



- Detached Bungalow
- Modern Fitted Bathroom
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- No Chain Delay
- Tenure Freehold
- Neutral Decoration
- Gardens to Front and Rear
- Council Tax Band E

## Ground Floor

### Entrance Porch

4'8 x 4'2 (1.42m x 1.27m )

UPVC double glazed front entrance door, UPVC double glazed window, feature wall light and door to the hallway.

### Hall

Two central heating radiators, smoke alarm, two feature wall lights, entrance to kitchen, storage cupboard, reception room, bedrooms, bathroom and linen closet.

### Kitchen

26'7 x 8'5 (8.10m x 2.57m)

UPVC double glazed window, two central heating radiators, range of wall and base units with laminate surfaces, Bosch oven with four ring induction hob, extractor hood, composite sink with draining board and mixer tap, integrated fridge freezer, plumbing for dishwasher and washer/dryer, spotlights, tiled flooring, stairs to the first floor and doors to office/bedroom three and conservatory.

### Office/Bedroom Three

11'11 x 8'11 (3.63m x 2.72m )

Two UPVC double glazed frosted windows, central heating radiator.

### Conservatory

23'5 x 12'6

UPVC double glazed windows, pitched double glazed roof, double doors to reception room, UPVC door to kitchen and UPVC double glazed French doors to the rear.

### Bathroom

8'8 x 5'9 (2.64m x 1.75m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, double bath with jets, corner direct feed shower unit, PVC panelled ceiling with spotlights and PVC panelled elevations.

### Reception Room

14'9 x 12'11 (4.50m x 3.94m )

Television point.

### Bedroom One

14'9 x 10'9 (4.50m x 3.28m )

Two UPVC double glazed windows, central heating radiator and carpet.

### Bedroom Two

11'5 x 10'5 (3.48m x 3.18m )

Two UPVC double glazed windows, central heating radiator, spotlights and carpet.

### Landing

12'1 x 8'1 (3.68m x 2.46m )

Velux window and doors to storage room and attic.

### Attic

26'7 x 12'1 (8.10m x 3.68m )

Loft insulation, light and power (plans are available for development of roof space).

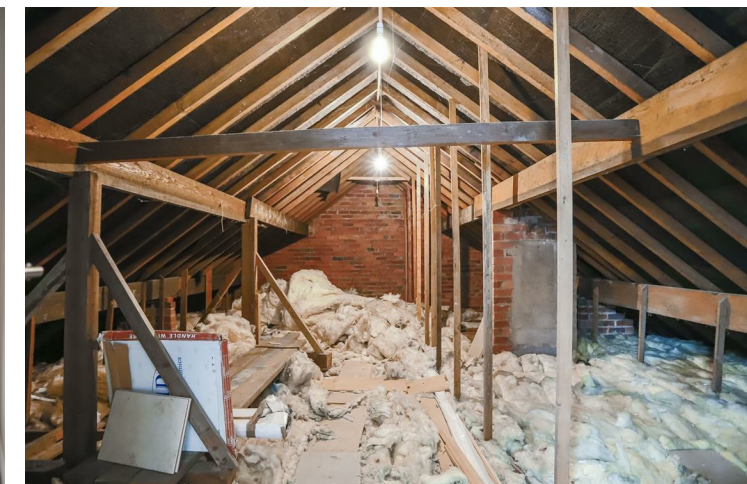
## Externally

### Front

Driveway providing off road parking for numerous vehicles leading to a detached single garage.

### Rear

Tiered laid to lawn garden with gravel chippings, bedding areas, mature trees, composite decking and a composite shed.



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