



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		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 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.

Waterfall Gardens, Clitheroe, BB7 2SE

Offers In Excess Of £260,000

A MODERN SEMI DETACHED FAMILY HOME WITH NO ONWARD CHAIN

Keenans are proud to present to the market this three bedroom semi detached home on a sought after estate in Clitheroe. Boasting spacious rooms, neutral decoration and modern fixtures and fittings, this property would be perfect for a growing family looking for their dream home. Situated conveniently close to local schools, amenities and commuter routes from Clitheroe to neighbouring towns, this home is not one to be missed!

The property comprises briefly, to the ground floor; entrance into a welcoming hallway with doors on to the kitchen/dining area, reception room, downstairs WC, storage and staircase to the first floor. The kitchen/dining area has French doors out to the rear garden. The first floor landing comprises of doors on to three spacious bedrooms and a three piece bathroom. Externally, the property offers a laid to lawn enclosed garden with flagged patio. The front of the property has off road parking.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Waterfall Gardens, Clitheroe, BB7 2SE

Offers In Excess Of £260,000

 3  2  1  B

- Immaculate Semi Detached Property
- Contemporary Fitted Kitchen
- Driveway for Multiple Vehicles
- EPC Rating B
- Three Bedrooms
- Neutral Decoration
- Tenure Freehold
- Two Bathrooms
- Perfect Family Home
- Council Tax Band C

Ground Floor

Entrance Hall

8'11 x 5'8 (2.72m x 1.73m)

Composite double glazed frosted front door, central heating radiator, tiled flooring, doors leading to reception room, storage cupboard, kitchen, WC and stairs to first floor.

WC

5'5 x 3'2 (1.65m x 0.97m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled flooring.

Reception Room

15'4 x 9'11 (4.67m x 3.02m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, television point and wood effect flooring.

Kitchen

15'4 x 11'3 (4.67m x 3.43m)

Two UPVC double glazed windows, central heating radiator, range of wood panel wall and base units, wooden worktops, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, stainless steel splashback, integrated fridge freezer and dishwasher, plumbing for washing machine, integrated boiler, spotlights, television point and wood effect flooring.

First Floor

Landing

Loft access, doors leading to three bedrooms and bathroom.

Bedroom One

11 x 9'10 (3.35m x 3.00m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

9'1 x 4 (2.77m x 1.22m)

UPVC double glazed frosted window, central heating radiator dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower and rinse head, spotlights, part tiled elevations and tiled flooring.

Bedroom Two

11'4 x 8'5 (3.45m x 2.57m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

11'4 x 6'8 (3.45m x 2.03m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 6'3 (1.96m x 1.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, double panel bath with mixer tap, part tiled elevations, spotlights and tiled flooring.

Exterior

Rear

Enclosed garden with laid to lawn and Indian stone patio.

Front

Off road parking.



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