



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			86
(81-91) B		74	
(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.

Beech Close, Clayton Le Dale, BB1 9JF

Offers In Excess Of £220,000

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOME IN A POPULAR AREA OF WILPSHIRE

Flowing internally with deceptively spacious living accommodation, this three bedroom, semi detached home is perfectly suited for a growing family looking for their dream family home in a popular location on the edge of Blackburn and the Ribble Valley. With easy access to major commuter routes along the A59 and M65 networks, the property offers a blank canvas for a potential buyer to put their personal stamp on to make it their dream home.

The property comprises briefly, to the ground floor: entrance through a vestibule to a spacious reception room with stairs leading to the first floor and doors to a second reception room. The second reception room has French doors leading out to the rear garden and a door leading to the fitted kitchen. The kitchen has doors leading to a WC and the side elevation. To the first floor is a landing with doors leading to three bedrooms and a three piece shower room. Externally, the property boasts a laid to lawn rear garden with slate and gravel chippings. The front has a laid to lawn garden with bedding areas and a driveway providing off-road parking for numerous vehicles parked in tandem.

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 @keenansstateagents

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Offers In Excess Of £220,000



- Immaculate Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking for Multiple Vehicles
- EPC Rating C
- Three Bedrooms
- Stylish Decoration
- Tenure Leasehold
- Three Piece Shower Room
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Vestibule

5'5 x 3'8 (1.65m x 1.12m)

Composite front door, central heating radiator, coving to ceiling and door to reception room.

Reception Room

19'11 x 16'1 (6.07m x 4.90m)

UPVC double glazed bay window, two central heating radiators, coving to ceiling, two feature wall lights, electric log burning effect stove, bi-folding doors to dining room and stairs to first floor.

Dining Room

17'1 x 8'1 (5.21m x 2.46m)

Central heating radiator, coving to ceiling, door to kitchen and UPVC double glazed frosted door to rear.

Kitchen

18'4 x 7 (5.59m x 2.13m)

UPVC double glazed window, central heating radiator, coving to ceiling, range of wall and base units, laminate worktops, integrated high rise electric oven, four ring gas hob and extractor hood, tiled splashbacks, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, plumbing for washing machine, vinyl flooring and door to WC.

WC

6'8 x 2'5 (2.03m x 0.74m)

UPVC double glazed window, coving to ceiling, dual flush WC, vanity top ceramic wash basin with mixer tap and vinyl flooring.

First Floor

Landing

9'2 x 7'9 (2.79m x 2.36m)

UPVC double glazed window, central heating radiator, coving to ceiling, loft access, doors leading to three bedrooms and shower room.

Bedroom One

15'2 x 10'3 (4.62m x 3.12m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Bedroom Two

9'7 x 8 (2.92m x 2.44m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Bedroom Three

7'1 x 6'9 (2.16m x 2.06m)

UPVC double glazed window and central heating radiator.

Shower Room

8'7 x 5'4 (2.62m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, PVC panel ceiling, fully tiled elevations, feature wall light and tiled flooring with underfloor heating.

Exterior

Rear

Enclosed garden with laid to lawn, slate and gravel chippings.

Front

Laid to lawn garden with bedding areas and off road parking.



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