



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		71	82
(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	

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Mayfield Avenue, Clitheroe, BB7 1LE

£315,000

A BEAUTIFULLY SPACIOUS FOUR BEDROOM SEMI-DETACHED HOME WITH OPEN-PLAN LIVING AREA WITH VIEWS LOOKING OVER PENDLE HILL, WADDINGTON AND LONGRIDGE FELL

Introducing an exquisite four bedroom semi-detached family home, characterized by its spacious layout and open-plan living area. Ideal for families, this property offers generous living spaces that seamlessly blend functionality with modern design, providing ample room for relaxation and entertaining alike. The property is situated in a popular area of Clitheroe with easy access to local amenities, schools, and major commuter routes along the A59.

The property comprises briefly, to the ground floor: entrance through to a hallway with door leading to the living room and stairs to the first floor. The living room opens up to the dining room which has bi-folding doors to the conservatory and a door to the kitchen. The kitchen has doors leading to the garage and the rear patio. On the first floor landing, doors lead to four bedrooms and a bathroom. The main bedroom also boasts an en suite. Externally there is a low maintenance and fully enclosed rear garden whilst the front has a bedding areas plus off road parking leading to an integral garage.

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

Mayfield Avenue, Clitheroe, BB7 1LE

£315,000



- Beautifully Presented Semi Detached Property
- Spacious Open Plan Reception Rooms
- Off Road Parking & Garage
- EPC Rating: C
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hallway

12'8 x 5'10 (3.86m x 1.78m)

UPVC double glazed frosted entrance door, central heating radiator, laminate flooring, stairs to the first floor and door to the reception room.

Reception Room

12'10 x 12'9 (3.91m x 3.89m)

UPVC double glazed window, central heating radiator, cast iron multi fuel stove, coving, wooden flooring and open to the dining room.

Dining Room

11'11 x 10'1 (3.63m x 3.07m)

Central heating radiator, coving, wooden flooring, door to the kitchen and hardwood double glazed French doors to the conservatory.

Conservatory

9'10 x 9'5 (3.00m x 2.87m)

UPVC double glazed windows, central heating radiator, double glazed apex roof and UPVC double glazed door to the rear.

Kitchen

19' x 12' (5.79m x 3.66m)

UPVC double glazed window, central heating towel rail, range of wall and base units with laminate surfaces, centre island and breakfast bar, stainless steel one and a half bowl sink with drainer and mixer tap, Rangemaster cooker with five ring gas hob, extractor hood, integrated Zanussi coffee machine, plumbing for dishwasher, space for fridge freezer, spotlights, laminate flooring, door to the garage and UPVC double glazed French doors to the rear.

Garage

13'4 x 9'6 (4.06m x 2.90m)

Up and over garage door, laminate worktop, stainless steel sink with drainer, plumbing for washing machine, space for dryer and Alpha boiler.

First Floor

Landing

Doors to four bedrooms, bathroom and access to part boarded large loft.

Bedroom One

17'10 x 9'5 (5.44m x 2.87m)

UPVC double glazed window, central heating radiator, spotlights, laminate flooring and door to the en suite.

En Suite

9'3 x 5'6 (2.82m x 1.68m)

UPVC double glazed window, under floor heating, central heating towel rail, dual flush WC, vanity top wash basin, walk in direct feed shower, tiled elevations, spotlights and tiled flooring.

Bedroom Two

12'11 x 10'5 (3.94m x 3.18m)

UPVC double glazed window, central heating radiator and part wood panelled elevations.

Bedroom Three

11'11 x 10'4 (3.63m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'8 x 8'1 (2.64m x 2.46m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

8'4 x 5'4 (2.54m x 1.63m)

UPVC double glazed window, under floor heating, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with jets and direct feed shower overhead, tiled elevations, spotlights and tiled flooring.

External

Front

Planted garden and paved driveway providing off road parking leading to the garage.

Rear

Three tiered garden, paved top tier with power, lighting and water tap, decked middle tier, sheltered lower tier paved tiles and stone chipped bedding and power.



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