



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.



Ludlow Road, Clitheroe, BB7 2RJ

Offers Over £350,000

A SPACIOUS DETACHED FAMILY HOME WITH OFF-ROAD PARKING AND AN INTEGRAL GARAGE

Nestled in the heart of a popular and family-friendly area of Clitheroe, this four bedroom, detached family home is being welcomed to the property market. Finished throughout with neutral tones and contemporary fixtures and fittings, the property is ideally suited for a growing family looking for their dream family home with easy access to countryside walks along the River Ribble, as well as being in the catchment area of local prestigious schools.

The property comprises briefly, to the ground floor: entrance into a hallway with stairs leading to the first floor and doors providing access to a downstairs WC, a spacious living room and an open plan kitchen/diner. The kitchen/diner has doors leading to a utility room and French doors leading to the rear garden. The utility room has doors leading to the rear garden and internal access into the garage. To the first floor is a landing with doors leading to four bedrooms, an airing cupboard and a four-piece family bathroom suite. The main bedroom benefits from an en suite shower room. Externally the property boasts an enclosed rear laid to lawn garden with paved patios. The front of the property has a laid to lawn garden with bedding areas and a block paved driveway providing off-road parking for numerous vehicles leading to the 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 @keenansestateagents

Energy Efficiency Rating	
Current	Potential
84	93

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(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

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- Beautifully Presented Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: B
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Open Plan Dining Kitchen
- Front & Rear Gardens
- Council Tax Band F

Ground Floor

Entrance Hallway

14'1 x 7'1 (4.29m x 2.16m)

Composite double glazed front entrance door, central heating radiator, coving, wood effect flooring, stairs to the first floor and doors to reception room, dining kitchen and WC.

WC

5'4 x 2'9 (1.63m x 0.84m)

Central heating radiator, dual flush WC, pedestal wash basin, part tiled elevations, extractor fan and vinyl flooring.

Reception Room

16'11 x 11' (5.16m x 3.35m)

UPVC double glazed bay window, central heating radiator, television point, coving and wood effect flooring.

Dining Kitchen

21'3 x 10'7 (6.48m x 3.23m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven and grill in a high rise unit, five ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated microwave, dishwasher and fridge freezer, spotlights, vinyl flooring, door to utility and UPVC double glazed French doors to the rear.

Utility Room

10'7 x 5'6 (3.23m x 1.68m)

Range of high gloss base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, vinyl flooring, door to the garage and composite double glazed door to the rear.

Garage

14'10 x 8'2 (4.52m x 2.49m)

First Floor

Landing

Loft access, smoke alarm and doors to four bedrooms, bathroom and airing cupboard.

Bedroom One

17'6 x 11'1 (5.33m x 3.38m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

7'5 x 7'1 (2.26m x 2.16m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, part tiled elevations, coving, spotlights and tile effect flooring.

Bedroom Two

14'9 x 8'3 (4.50m x 2.51m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

11'5 x 9'10 (3.48m x 3.00m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

12'3 x 7'7 (3.73m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

8'10 x 7'2 (2.69m x 2.18m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath, direct feed shower unit, part tiled elevations, spotlights, extractor fan and tile effect flooring.

External

Rear

Enclosed laid to lawn garden with paved patio.

Front

Laid to lawn garden with block paved off road parking for numerous vehicles leading to the garage.



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