



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			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(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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Brown Street, Clitheroe, BB7 1DH

£230,000

SPACIOUS AND MODERN FAMILY HOME, NOT TO BE MISSED!

Welcome to this charming property located on Brown Street in the picturesque town of Clitheroe. This delightful property boasts a spacious and modern design, perfect for a growing family looking for a new home.

As you step inside, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for everyone to enjoy their own private sanctuary. The property also features a well-maintained bathroom, ensuring convenience for all residents.

Built in 1998, this house offers a generous 1,023sq ft of living space, providing ample room for comfortable living. The spacious driveway and rear garden are perfect for outdoor activities and gatherings.

Situated on a private corner plot, this property offers a sense of exclusivity and tranquillity. With easy access to local amenities, including shops, schools, and parks, you'll have everything you need right at your doorstep.

Don't miss out on the opportunity to make this wonderful house your new family home. Contact our Clitheroe branch today to arrange a viewing and start envisioning the life you could create in this great family home on Brown Street.

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- Beautifully Presented Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating E
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Vestibule

4'9 x 3'11 (1.45m x 1.19m)

UPVC front door, central heating radiator, smoke detector, wood effect laminate flooring, door to reception room and stairs to first floor.

Reception Room

12'1 x 10'1 (3.68m x 3.07m)

Two UPVC double glazed windows, central heating radiator, coving to ceiling, spotlights, gas fire with wooden mantel and marble surround, television point, wood effect laminate flooring and door to kitchen/dining area.

Kitchen/Dining Area

14'11 x 9'5 (4.55m x 2.87m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled splashback, integrated dishwasher, space for fridge freezer, plumbing for washing machine, tiled effect flooring, door to understairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

6'5 x 5'9 (1.96m x 1.75m)

Loft access, smoke detector, spotlights, doors leading to three bedrooms, family bathroom and storage cupboard.

Bedroom One

13'1 x 8'3 (3.99m x 2.51m)

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

Bedroom Two

9'1 x 8'7 (2.77m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'11 x 6'1 (2.72m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'3 (1.91m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, spotlights, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed garden with paved patio, laid to lawn and timber shed.

Front

Laid to lawn garden, off road parking and access to detached garage.



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