



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		67	77
(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.

Spring Meadow, Clitheroe, BB7 2BU

£275,000

A BEAUTIFULLY PRESENTED AND MODERN THREE BEDROOM APARTMENT IN THE HEART OF CLITHEROE

Welcome to this charming property located in the picturesque town of Clitheroe, specifically in the sought-after area of Spring Meadow. This delightful house boasts a deceptively spacious layout with 1 reception room, 3 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

Built in 2005, this modern duplex apartment offers a contemporary feel with its stylish fixtures and fittings, perfect for those looking for a blend of comfort and sophistication. The property spans across 1,582 sq ft, ensuring plenty of room for all your needs and desires.

One of the standout features of this property is the convenience of parking, a coveted amenity in any bustling town. Whether you're a growing family or a professional couple, this house caters to all, promising a cosy and welcoming atmosphere for you to call home.

Don't miss out on the opportunity to own this gem in Clitheroe. Contact us today to arrange a viewing and envision the life you could create in this lovely abode.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents.

Spring Meadow, Clitheroe, BB7 2BU

£275,000



- Tenure Lease hold
- Allocated Parking
- Three bathrooms
- Easy Access To Major Commuter Routes
- Council Tax Band E
- Apartment
- Viewing Essential
- EPC Rating D
- Three Bedrooms
- Ideal Property For A Professional Couple Or Small Family

Ground Floor

Entrance

Hard wood door to hallway.

Hallway

Stairs to first floor, door to inner hall, storage cupboard and spotlights.

Inner Hall

16'4 x 3'1 (4.98m x 0.94m)

Electric radiator, wood effect flooring, doors to bathroom, two bedrooms and reception room.

Reception Room

24'5 x 15'4 (7.44m x 4.67m)

UPVC double glazed French doors to Juliette balcony, UPVC double glazed window, two electric radiators, television point, wood effect flooring and open access to kitchen.

Kitchen

9'4 x 8'8 (2.84m x 2.64m)

UPVC double glazed window, high gloss wall and base units, marble work tops, Lamona oven and microwave in a high rise unit, inset composite sink with mixer tap and draining ridges, four ring Lamona electric hob, glass splash back, extractor hood, fridge freezer, dish washer, plumbed for washing machine, spotlights and wood effect flooring.

Bedroom Two

11'9 x 9'2 (3.58m x 2.79m)

UPVC double glazed window, electric radiator, fitted wardrobes and door to en suite.

En Suite

11'8 x 3'1 (3.56m x 0.94m)

Electric towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevation, spotlights and wood effect flooring.

Bedroom Three

9'8 x 8'9 (2.95m x 2.67m)

UPVC double glazed window, electric radiator and fitted wardrobes.

Bathroom

10'10 x 5'6 (3.30m x 1.68m)

Electric towel radiator, dual flush WC, pedestal wash basin with mixer tap, panelled double bath with mixer tap, tiled elevation, spotlights, storage and tiled floor.

First Floor

Landing

Hard wood Velux window, loft access, electric radiator, doors to bedroom and door to communal hallway.

Bedroom One

29' x 21'5 (8.84m x 6.53m)

UPVC double glazed window, three Velux windows, television point, two electric radiators, doors to dressing room and en suite.

Dressing Room

10'8 x 8'8 (3.25m x 2.64m)

Velux window, electric radiator and fitted wardrobes.

En Suite

10' x 5'4 (3.05m x 1.63m)

Velux window, electric towel radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevation, spotlights and wood effect flooring.

External

Parking to the rear.



Tel: 01200422824

www.keenans-estateagents.co.uk