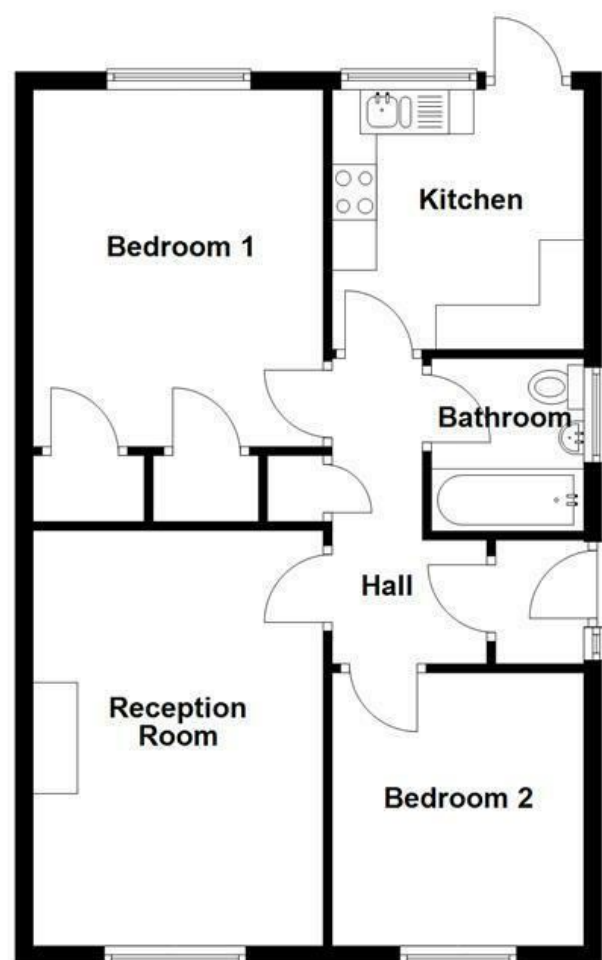


Ground Floor



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		58	
(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.

Kenilworth Drive, Clitheroe, BB7 2QN

£219,950

A TWO BEDROOM, SEMI-DETACHED TRUE BUNGALOW

Nestled in the sought-after area of Kenilworth Drive, Clitheroe, this charming semi-detached bungalow offers a delightful opportunity for single-storey living. Boasting a deceptively spacious interior, this property features a cosy reception room, two inviting bedrooms, and a modern bathroom.

One of the highlights of this true bungalow is the contemporary kitchen, perfect for whipping up culinary delights. The rest of the property serves as a blank canvas, allowing you the freedom to customise and personalise to your heart's content.

Convenience is key with off-road parking available for multiple vehicles, leading to a single garage - a rare find in this area. For those who prefer public transport, a regular bus service into Clitheroe town centre is right at your doorstep.

Whether you're a single occupant seeking tranquillity or a couple looking for a cosy abode, this property caters to a variety of lifestyles. Don't miss out on the chance to make this lovely bungalow your own in the heart of Clitheroe.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Kenilworth Drive, Clitheroe, BB7 2QN

£219,950



- Immaculate Semi Detached Bungalow
- Two Bedrooms
- Three Piece Bathroom
- Modern Fitted Kitchen
- Spacious interiors
- Enclosed Garden to Rear
- Off Road Parking and Garage
- Tenure Freehold
- Council Tax Band C
- EPC Rating D

Entrance Vestibule

3'10 x 2'11 (1.17m x 0.89m)

UPVC double glazed frosted front door and door to hall.

Hall

Loft access, central heating radiator, doors leading to two bedrooms, reception room, bathroom, kitchen and storage.

Bedroom One

13'2 x 10'9 (4.01m x 3.28m)

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

Kitchen

9'7 x 9'3 (2.92m x 2.82m)

UPVC double glazed window, range of high gloss wall and base units with laminate worktops, integrated oven with four ring electric hob and extractor hood, glass splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, integrated fridge freezer, plinth heater, vinyl flooring and UPVC double glazed frosted door to rear.

Bathroom

6'5 x 5'8 (1.96m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric shower, part tiled elevations and vinyl flooring.

Reception Room

15'4 x 10'9 (4.67m x 3.28m)

UPVC double glazed window, central heating radiator and electric fire.

Bedroom Two

10'1 x 9'4 (3.07m x 2.84m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed garden with paving and bedding areas.

Front

Paving, bedding areas, off road parking leading to garage.



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