



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(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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## Ennerdale Close, Clitheroe, BB7 2PH

**£239,950**

### THE PERFECT FAMILY HOME

Nestled in the sought-after Ennerdale Close of Clitheroe, this charming semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property is the epitome of a perfect family home.

Conveniently located near the esteemed Edisford Primary School, this residence offers not just a place to live, but a community to thrive in. The well-maintained interiors provide a welcoming atmosphere, ensuring that you can settle in comfortably from day one.

Outside, the low-maintenance garden provides a tranquil retreat, perfect for relaxing or entertaining guests. The large shed offers ample storage space for all your outdoor essentials, keeping the main house clutter-free and organised.

One of the standout features of this property is the off-road parking area, capable of accommodating multiple vehicles with ease. Say goodbye to the hassle of searching for parking spaces - your designated spot is right at your doorstep.



# Ennerdale Close, Clitheroe, BB7 2PH

£239,950



- Tenure Freehold
- Off Road Parking For Numerous Vehicles
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Bedroom Semi Detached Property
- Viewing Essential
- EPC Rating C
- Fitted Kitchen And Four Piece Bathroom Suite
- Enclosed Ample Sized Low Maintenance Garden

## Ground Floor

### Entrance

UPVC double glazed stained glass leaded door to hallway.

### Hallway

8'4 x 3'9 (2.54m x 1.14m)

Central heating radiator, smoke alarm, spotlights, wood effect flooring, stairs to first floor and door to reception room.

### Reception Room

20'11 x 10'8 (6.38m x 3.25m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, integrated speakers, television point, UPVC double glazed French doors to rear and open to kitchen.

### Kitchen

15'2 x 9' (4.62m x 2.74m)

UPVC double glazed window, high gloss wall and base units, laminate work tops, Belling range cooker with an eight ring gas hob, extractor hood and tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for American fridge freezer, plumbed for washing machine, spotlights, integrated speakers, smoke alarm, wood effect flooring and UPVC double glazed half frosted door to rear.

## First Floor

### Landing

UPVC double glazed window, loft access, smoke alarm, spotlights, doors to three bedroom and bathroom.

### Bedroom One

11'11 x 10'7 (3.63m x 3.23m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'7 x 8'6 (3.23m x 2.59m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

9' x 8'11 (2.74m x 2.72m)

UPVC double glazed window, central heating radiator and above stairs storage.

### Bathroom

8'10 x 5'2 (2.69m x 1.57m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, enclosed direct feed shower and rinse head, tiled elevation, Xpelair, spotlights and tiled floor.

## External

### Rear

Laid to lawn garden with paving and a large timber shed.

### Front

Paved off road parking for numerous vehicles.



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