

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

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.

Woone Lane, Clitheroe, BB7 1BN

£199,950

BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME

Welcome to this charming semi-detached house located on Woone Lane in Clitheroe. This stunning mid-terrace property is sure to impress with its three bedrooms, two bathrooms, and a modern fitted kitchen.

As you step inside, you'll be greeted by a beautifully presented interior that has been maintained to the highest standard. The spacious reception room offers a perfect space for relaxing or entertaining guests.

The three well-appointed bedrooms provide ample space for a growing family or those in need of a home office. The two bathrooms ensure convenience and privacy for all residents.

One of the highlights of this property is the immaculate rear garden, perfect for enjoying a morning coffee or hosting summer barbecues. Additionally, the allocated parking spaces for two vehicles to the rear provide ease and convenience for homeowners.

Don't miss the opportunity to make this house your home. With its ideal location and impeccable presentation, this property is a true gem in Clitheroe. Contact us today to arrange a viewing and experience the charm of this lovely home for yourself.

Woone Lane, Clitheroe, BB7 1BN

£199,950



- Beautifully Presented Semi Detached Property
- Modern Fitted Kitchen
- Allocated Parking for Two Vehicles
- EPC Rating B
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Leasehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

11'10" x 3'5" (3.61 x 1.04)

Composite double glazed front door, smoke alarm, central heating radiator, wood effect flooring, doors leading to WC, kitchen, reception room and stairs to first floor.

WC

6'8" x 2'11" (2.03 x 0.89)

UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC and wood effect flooring.

Kitchen

11'10" x 7'7" (3.61 x 2.31)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, granite effect work surfaces, oven in a high rise unit, four ring gas hob and extractor hood, stainless steel splashback, under unit lighting, one and a half bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated fridge freezer, enclosed boiler and wood effect flooring.

Reception Room

15'4" x 14'9" (4.67 x 4.50)

UPVC double glazed window, two central heating radiators, television point, wall mounted electric fire, door to understairs storage and UPVC double glazed French doors leading to the rear.

First Floor

Landing

Loft access, smoke alarm, doors leading to three bedrooms, family bathroom and airing cupboard.

Bedroom One

11'3" x 10'6" (3.43 x 3.20)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to above stairs storage and door to the en-suite.

En-Suite

6'8" x 5'8" (2.03 x 1.73)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner electric feed shower enclosed, extractor fan, partially tiled elevations and tiled flooring.

Bedroom Two

10'10" x 7'2" (3.30 x 2.18)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'3" x 7'2" (2.21 x 2.18)

UPVC double glazed window and central heating radiator.

Bathroom

7'9" x 5'6" (2.36 x 1.68)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, partially tiled elevations, extractor fan and tiled flooring.

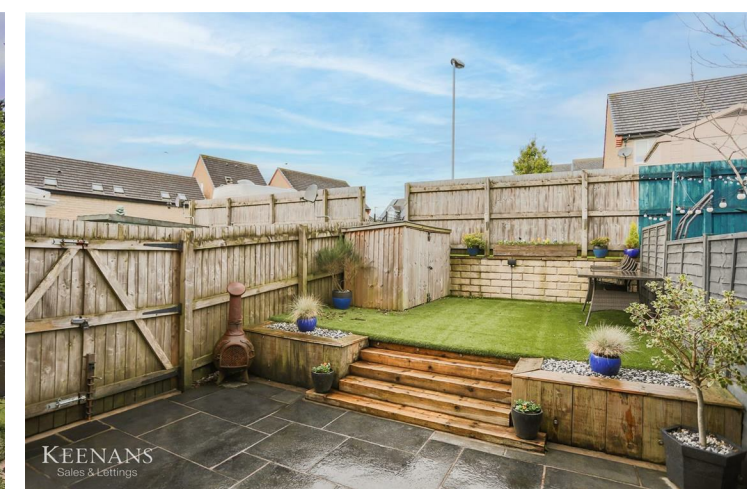
External

Rear

Enclosed paved garden with an elevated decked patio, bedding areas and a gate leading to a path providing access to the front and the rear. The rear also has two allocated parking spaces.

Front

Paved garden.



Tel: 01200422824

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