



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	84	
(81-91) B		
(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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Scarloom Road, Clitheroe, BB7 2SL

Offers Over £250,000

BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME

Nestled on Scarloom Road in the charming town of Clitheroe, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and stylish home. Finished throughout in neutral tones, the property boasts a beautiful interior that is both inviting and versatile.

Upon entering, you will find a spacious reception room that provides a perfect space for relaxation and entertaining. The heart of the home is the open-plan kitchen and dining room, which is designed for modern living. This area is complemented by a separate utility room and a convenient downstairs WC, ensuring practicality for everyday life.

The property features three well-proportioned bedrooms, offering ample space for family members or guests. Additionally, there are two bathrooms, providing convenience and comfort for all.

Outside, the home benefits from off-road parking, a valuable asset in this popular area. The fully enclosed rear garden is perfect for children to play safely or for hosting summer gatherings with friends and family.

Situated in a family-friendly development on the outskirts of Clitheroe, this property is ideally located for those who enjoy the great outdoors. The nearby River Ribble offers picturesque countryside walks, making it a wonderful spot for nature enthusiasts.

Scarloom Road, Clitheroe, BB7 2SL

Offers Over £250,000

 3  2  1  B

- Immaculate Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

6'9 x 4'6 (2.06m x 1.37m)

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

Reception Room

14'7 x 11'7 (4.45m x 3.53m)

UPVC double glazed window, central heating radiator, television point, doors to under stairs storage and kitchen.

Kitchen

12'7 x 10'10 (3.84m x 3.30m)

Central heating radiator, range of high gloss wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer and dishwasher, wood effect laminate flooring, open to utility and UPVC double glazed French doors to rear.

Utility

6'5 x 3'5 (1.96m x 1.04m)

UPVC double glazed window, Baxi wall mounted boiler, plumbing for washing machine, wood effect laminate flooring and door to WC.

WC

5'10 x 3'6 (1.78m x 1.07m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect laminate flooring.

First Floor

Landing

UPVC double glazed window, loft access, smoke detector, doors to three bedrooms, bathroom and airing cupboard.

Bedroom One

11'6 x 10'8 (3.51m x 3.25m)

UPVC double glazed window, central heating radiator, doors to over stairs storage and en suite.

En Suite

6'7 x 3'10 (2.01m x 1.17m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower with rinse head, extractor fan, partially tiled elevations and wood effect laminate flooring.

Bedroom Two

10'8 x 7'10 (3.25m x 2.39m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'1 x 6'7 (2.16m x 2.01m)

UPVC double glazed window and central heating radiator.



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