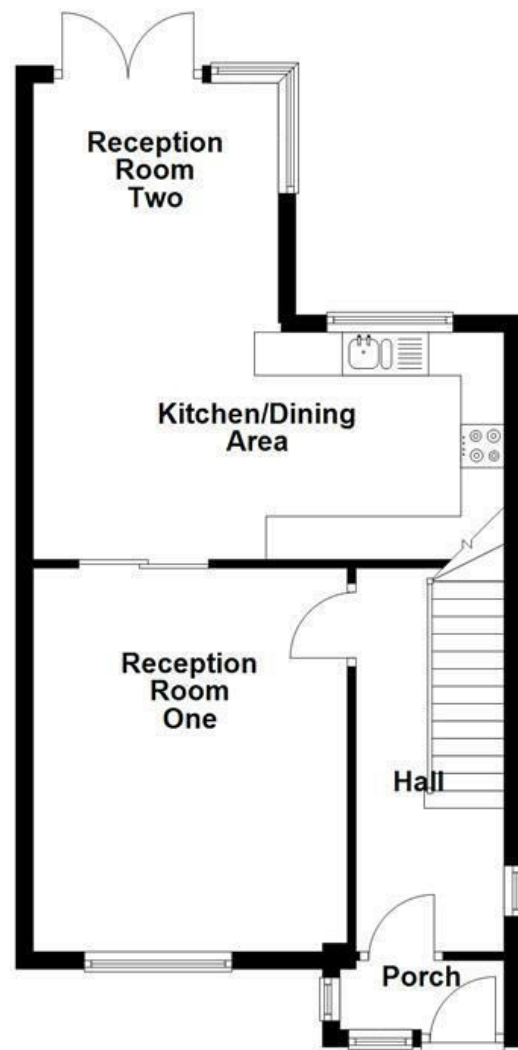
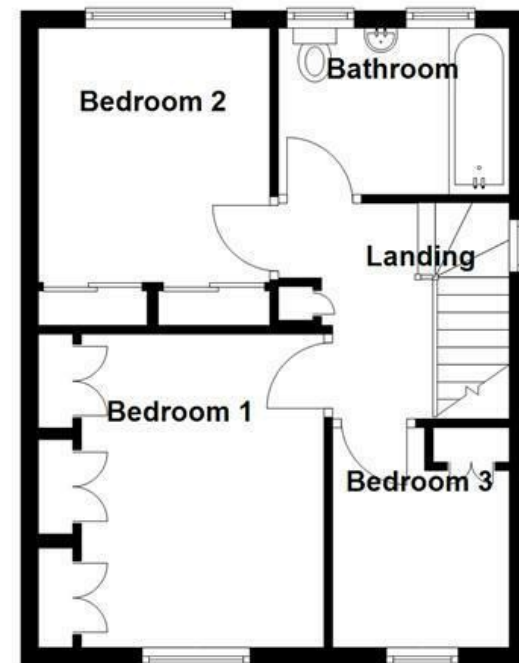


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.

Kemple View, Clitheroe, BB7 2QJ

£239,950

A SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME

Situated in the desirable area of Kemple View, Clitheroe, this semi-detached family home presents an excellent opportunity for those seeking a spacious and versatile living space. Boasting three well proportioned bedrooms, this property is perfect for families or those looking to create a comfortable retreat.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The heart of the home is undoubtedly the generous dining kitchen, which provides a blank canvas for you to design and personalise according to your tastes and lifestyle. This flexibility allows you to truly make this house your own, transforming it into your dream family home.

The property is situated in a popular location on the outskirts of Clitheroe, benefiting from a regular bus service that conveniently connects you to the vibrant town centre. This ensures that you can enjoy the best of both worlds—peaceful suburban living with easy access to local amenities.

Outside, the property features a driveway that offers ample off-road parking for multiple vehicles, a valuable asset for busy families or those who enjoy hosting guests. The low-maintenance gardens provide a serene outdoor space, complete with a sheltered hot tub area, perfect for unwinding after a long day or entertaining friends and family during the warmer months.

Kemple View, Clitheroe, BB7 2QJ

£239,950

 3  1  2  D

- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Contemporary Fitted Kitchen/Dining Area
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Semi Detached Property
 - Abundance Of Space With Viewing Essential
- EPC Rating D
 - Three Bedrooms
 - Envious garden Space

Ground Floor

Entrance

UPVC double glazed frosted door and windows to the porch.

Porch

6'2 x 2'9 (1.88m x 0.84m)
Wood effect flooring and door to hall.

Hall

14'9 x 5'8 (4.50m x 1.73m)
UPVC double glazed frosted window, central heating radiator, smoke alarm, fitted storage, under stairs storage, stairs to first floor and door to reception room .

Reception Room One

14'7 x 11'11 (4.45m x 3.63m)
UPVC double glazed window, central heating radiator, ceiling rose, coving, living flame gas fire and double doors to kitchen/dining area.

Open Plan Kitchen/Dining Area

17'11 x 8'7 (5.46m x 2.62m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, oven with four ring gas hob, extractor hood, stainless steel splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated dishwasher and fridge freezer, spotlights, solid wood flooring and open to reception room two.

Reception Room Two

9'4 x 9'2 (2.84m x 2.79m)
UPVC double glazed window, central heating radiator, spotlights, wood effect flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke alarm, fitted storage, doors to three bedrooms and bathroom.

Bedroom One

11'11 x 10' (3.63m x 3.05m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'8 x 9' (3.56m x 2.74m)
UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

Bedroom Three

8'4 x 6'9 (2.54m x 2.06m)
UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect flooring.

Bathroom

8'6 x 6'4 (2.59m x 1.93m)
Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double tiled panel bath with mixer tap and overhead electric feed shower, part tiled elevation, spotlights and vinyl flooring.

External

Rear

Artificial turf, decking, Indian stone paving, sheltered hot tub and access to a garage.

Front

Laid to lawn garden with paved off road parking for numerous vehicles leading to the garage.



Tel: 01200422824

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