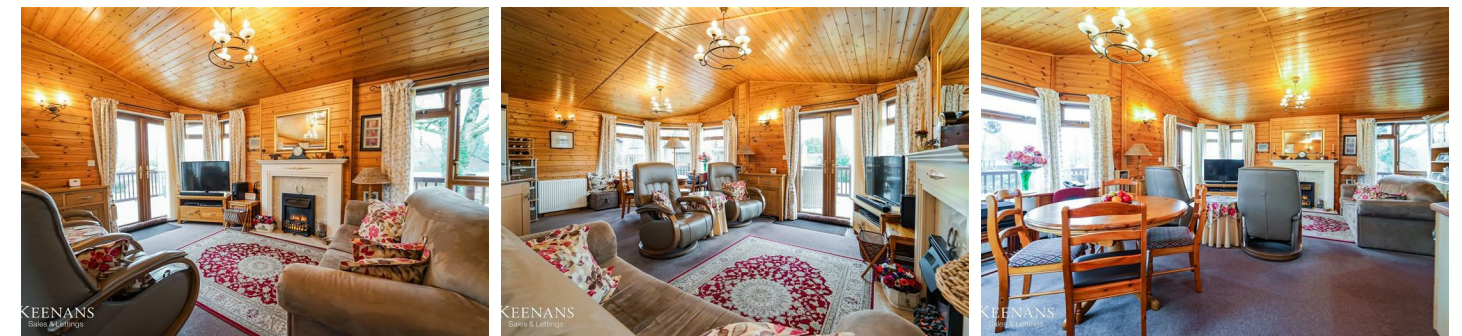
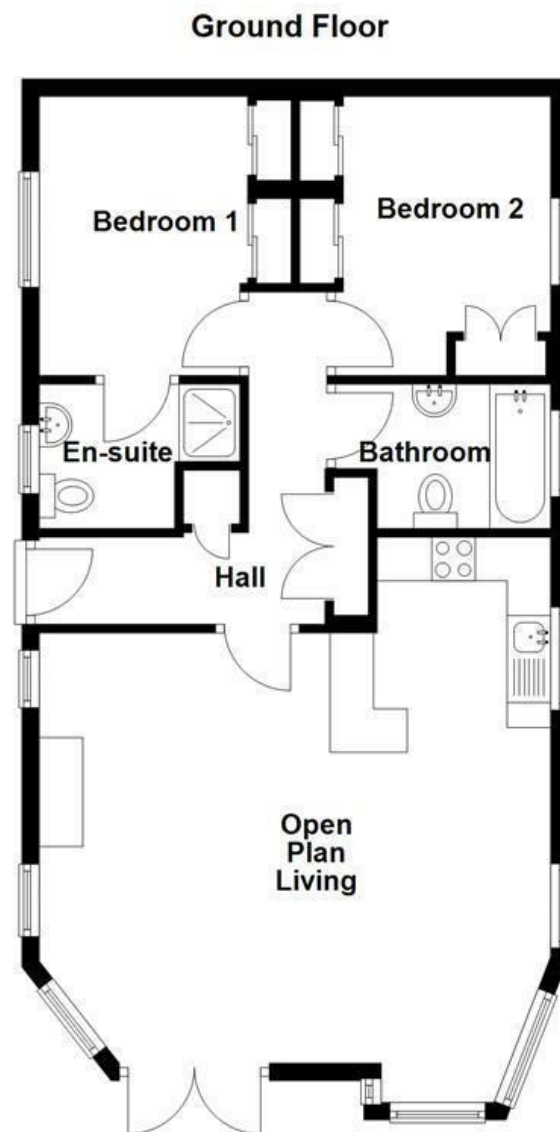




## Beech Grove, West Bradford, BB7 3JY

### £165,000

A WELL POSITIONED PARK HOME ON A POPULAR RESORT IN THE RIBBLE VALLEY COUNTRYSIDE

Nestled in the charming Beech Grove, West Bradford, this delightful park home offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, including an ensuite bathroom, this property is ideal for those seeking a tranquil retreat.

The heart of the home is a spacious open plan kitchen, living, and dining area, designed to create a warm and inviting atmosphere for both relaxation and entertaining. Residents of this popular park benefit from a range of excellent facilities, including a café, bar, and a refreshing swimming pool, ensuring that leisure and socialising are just a stone's throw away. The low maintenance exteriors of the property mean you can spend more time enjoying the surroundings rather than worrying about upkeep.

Surrounded by attractive communal woodlands, the park provides a serene environment, perfect for leisurely strolls or simply enjoying nature. Additionally, the property boasts off-road parking, adding to the convenience of living in this desirable location.

Situated just a short distance from Clitheroe, you will have easy access to a variety of amenities, including shops, restaurants, and recreational activities. This park home is not just a place to live; it is a lifestyle choice that offers both comfort and community. Whether you are looking to downsize or seeking a peaceful getaway, this property is sure to impress.

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# Beech Grove, West Bradford, BB7 3JY

## £165,000



- Park Home
- Two Bedrooms
- Spacious Open Plan Living
- Two Bathrooms
- Terrace
- Off Road Parking
- Leasehold
- Council Tax Band: A
- EPC exempt

### Hall

UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, wood clad ceiling, part wood clad elevation and doors to open plan living, cloakroom, storage, two bedrooms and bathroom.

### Bedroom One

10'5 x 7'10 (3.18m x 2.39m)

UPVC double glazed window, central heating radiator, wood clad ceiling, fitted wardrobes and door to en suite.

### En Suite

7'9 x 4'6 (2.36m x 1.37m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with traditional taps, direct feed shower, extractor fan, wood clad ceiling and tile effect flooring.

### Bedroom Two

10'6 x 7'10 (3.20m x 2.39m)

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

### Bathroom

8'1 x 5'6 (2.46m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head over, extractor fan, wood clad ceiling, part tiled elevation and tile effect flooring.

### Open Plan Living

19'10 x 19'3 (6.05m x 5.87m)

Eight UPVC double glazed windows, two central heating radiator, wood clad ceiling, two feature wall lights, electric fire in decorative surround, TV point, wall and base units, laminate worktops, space for freestanding oven , extractor fan, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood clad elevation, part tile effect flooring and UPVC double glazed French doors to terrace.

### External

Composite decked terrace, paved garden, artificial lawn, storage sheds and off road parking for three vehicles.



Tel: 01200422824

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