

Whittle Close, Clitheroe, BB7 1QT

£175,000

SPACIOUS MID TERRACE HOME WITH OFF ROAD PARKING IN THE HEART OF CLITHEROE


This delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 893 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the large kitchen/dining room, which offers ample space for family meals and gatherings. This area is designed to be both functional and sociable, catering to the needs of modern living.

The property features a well-appointed bathroom, ensuring that all essential amenities are readily available. Additionally, the rear yard presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

One of the standout features of this home is the off-road parking, a valuable asset in today's busy world, providing convenience and peace of mind. Built in 1980, this residence combines contemporary living with a sense of established community.

In summary, this three-bedroom mid-terrace house in Whittle Close is a fantastic opportunity for those looking to settle in Clitheroe. With its spacious living areas, large kitchen diner, and outdoor space, it is sure to meet the needs of modern family life. Do not miss the chance to make this lovely property your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	86
(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terraced Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- One Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'5 x 2'9 (1.04m x 0.84m)
Composite entrance door and door to hall.

Hall
14'10 x 6'4 (4.52m x 1.93m)
Electric heater, stairs to first floor and doors to reception room and kitchen.

Reception Room
14'1 x 10'2 (4.29m x 3.10m)
UPVC double glazed window, electric heater and coving.

Kitchen
16'9 x 8'9 (5.11m x 2.67m)
Two UPVC double glazed windows, electric heater, wall and base units, laminate worktops, stainless steel sink with draining board and traditional taps, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing
8'11 x 6'5 (2.72m x 1.96m)
Electric heater, loft access, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One
12'1 x 9'8 (3.68m x 2.95m)
UPVC double glazed window.

Bedroom Two
10'10 x 9'4 (3.30m x 2.84m)
UPVC double glazed window.

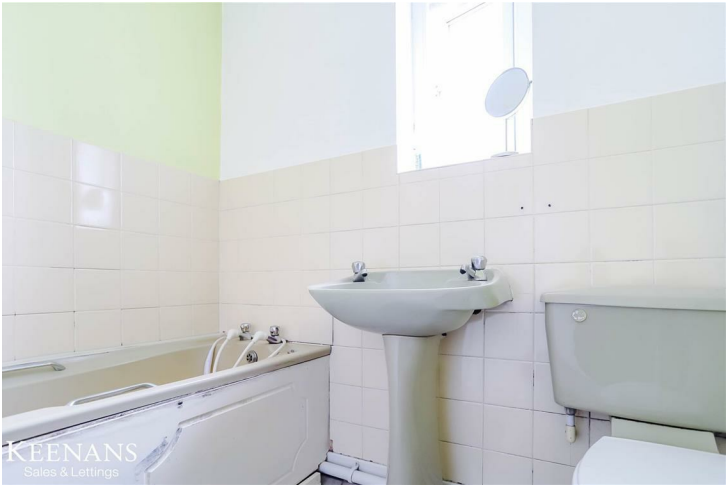
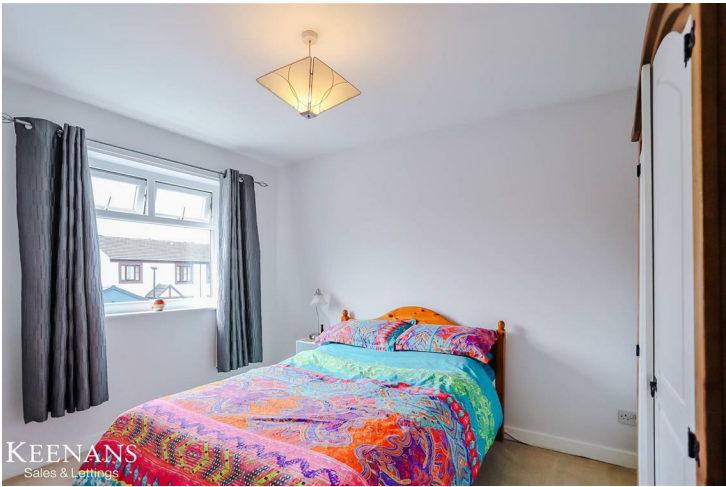
Bedroom Three
7'7 x 6'9 (2.31m x 2.06m)
UPVC double glazed window.

Bathroom
7'4 x 5'7 (2.24m x 1.70m)
UPVC double glazed frosted window, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, part tiled elevation and tile effect lino flooring.

External

Front
Block paved drive.

Rear
Enclosed yard, paving, stone chips and timber shed.



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