



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lune Road, Clitheroe, BB7 2FW

£240,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish interiors, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Clitheroe on a popular estate. With enviable garden space, double driveway, two bathrooms and neutral decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Preston, Skipton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances. The first floor comprises of doors on to three bedrooms and a modern family bathroom. Externally there is a beautifully presented laid to lawn garden with paving and stone chip areas. To the front there is a double driveway.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Lune Road, Clitheroe, BB7 2FW

£240,000



- Immaculate Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Two Bathrooms
- Spacious Garden to Rear
- Council Tax Band B

Ground Floor

Entrance Hall

14'2 x 6'8 (4.32m x 2.03m)

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

Kitchen

12'1 x 8'1 (3.68m x 2.46m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, extractor fan and wood effect laminate flooring.

Reception Room

15'1 x 14'6 (4.60m x 4.42m)

Central heating radiator, understairs storage, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

WC

5'0 x 3'0 (1.52m x 0.91m)

Central heating radiator, pedestal corner wash basin with traditional taps, dual flush WC, extractor fan and wood effect laminate flooring.

First Floor

Landing

12'2 x 6'3 (3.71m x 1.91m)

Central heating radiator, over stairs storage, smoke detector, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

11'11 x 8'7 (3.63m x 2.62m)

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

En Suite

8'7 x 4'3 (2.62m x 1.30m)

Central heating radiator, direct feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and tiled effect lino flooring.

Bedroom Two

10'3 x 8'7 (3.12m x 2.62m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

8'10 x 6'3 (2.69m x 1.91m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

7'11 x 6'3 (2.41m x 1.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations, extractor fan and tiled effect lino flooring.

External

Rear

Enclosed laid to lawn garden with paving, stone chippings and storage shed.

Front

Double driveway.



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