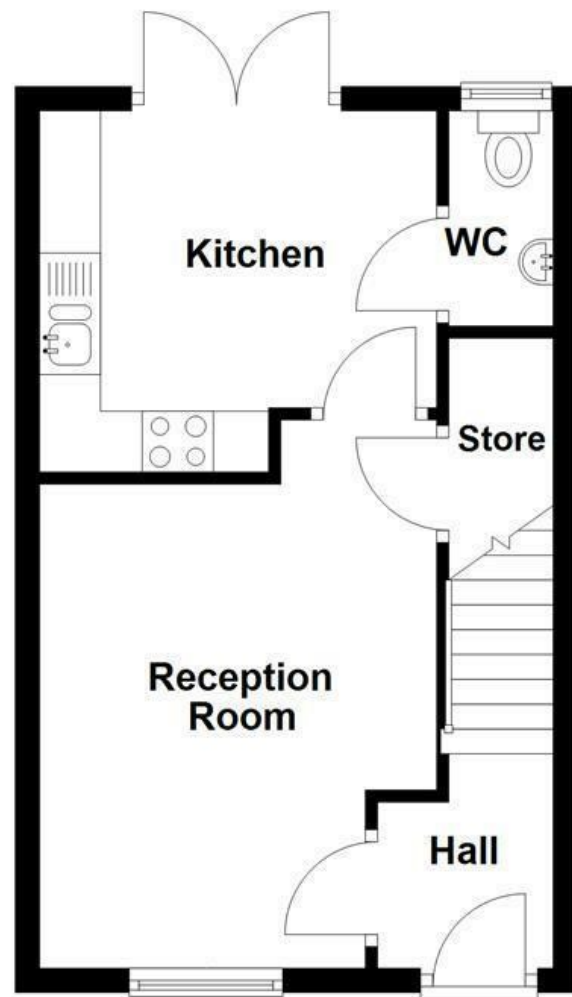


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(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.

Anne Close, Clitheroe, BB7 1FE

£210,000

A GORGEOUS, NEUTRALLY FINISHED TWO-BEDROOM HOME

Nestled in the charming Anne Close, Clitheroe, this beautifully presented two-bedroom house offers a perfect blend of modern living and convenience. Built in 2016, the property spans an inviting 678 square feet, making it an ideal choice for first-time buyers or professional couples seeking a low-maintenance home.

As you step inside, you will be greeted by neutral interiors that create a warm and welcoming atmosphere, allowing you to move straight in without the need for any immediate renovations. The layout is thoughtfully designed to maximise space and comfort, ensuring that every corner of the home feels inviting.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. Outside, you will find two allocated parking spaces, a valuable feature in this popular area, ensuring that you and your guests have convenient access.

Location is key, and this home does not disappoint. It is situated close to a variety of amenities, making daily errands a breeze. Additionally, the nearby A59 offers excellent commuter routes, perfect for those who travel for work or leisure. For nature enthusiasts, the Primrose Nature Reserve is just a stone's throw away, providing a lovely escape into the great outdoors.

Anne Close, Clitheroe, BB7 1FE

£210,000

 **2**  **1**  **1**  **B**

- Exceptional Semi Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating B
- Two Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Hall

Composite double glazed frosted front door, central heating radiator, door to reception room and stairs to first floor.

Reception Room

13'1 x 10'5 (3.99m x 3.18m)

UPVC double glazed window, central heating radiator, television point, door to understairs storage and kitchen.

Kitchen

10'5 x 9'9 (3.18m x 2.97m)

Central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, wood effect flooring, door to WC and UPVC double glazed French doors to rear.

WC

5'10 x 3'1 (1.78m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect flooring.

First Floor

Landing

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

Bedroom One

11'11 x 9'8 (3.63m x 2.95m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two

13'10 x 6'11 (4.22m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'6 (2.06m x 1.98m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan, spotlights and wood effect flooring.

External

Rear

Enclosed garden with Indian stone paved patio and gravel chippings.

Front

Laid to lawn garden, paving and off road parking.



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