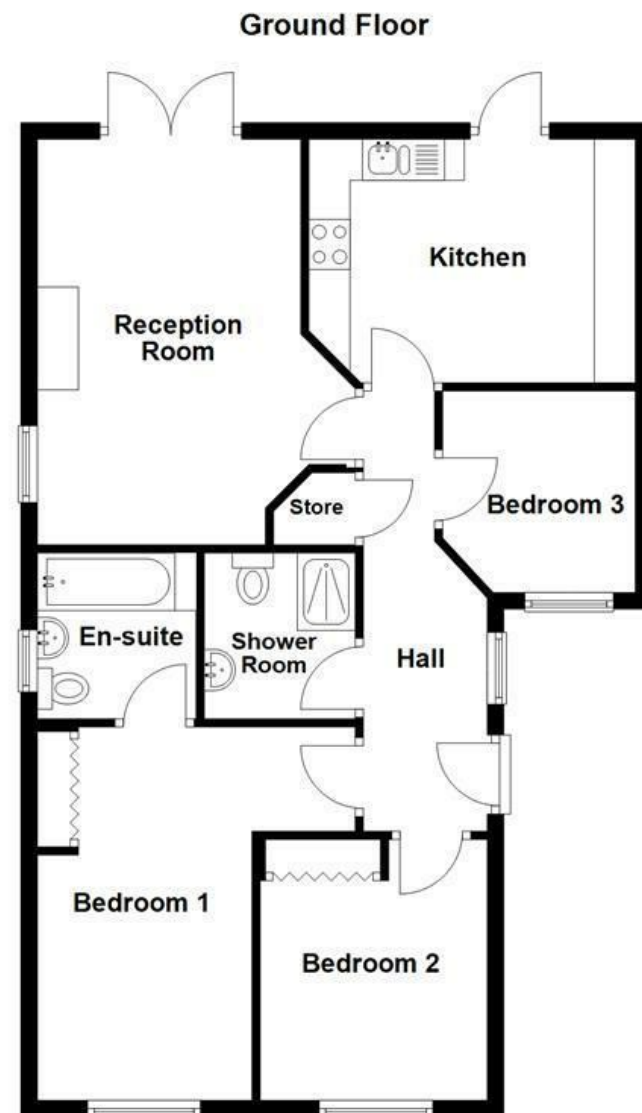




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 71        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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.

## Swan Meadow, Clitheroe, BB7 2BS

### Offers In Excess Of £375,000

THREE BEDROOM DETACHED TRUE BUNGALOW WITH GORGEOUS GARDEN, DRIVE AND GARAGE

Nestled in the charming area of Swan Meadow, Clitheroe, this delightful detached bungalow presents an excellent opportunity for those seeking single-storey living. Built in 1998, this generous three-bedroom property boasts a well-designed layout, featuring a spacious reception room that invites natural light and warmth into the home.

The bungalow is complemented by two bathrooms, ensuring convenience for both residents and guests. The outdoor space is equally impressive, with a wonderful garden that offers a tranquil retreat, perfect for relaxation or entertaining. The property also benefits from a driveway and a garage, providing ample parking and storage options.

This new build is ideally suited for couples or individuals who desire a peaceful yet convenient lifestyle. The location is particularly advantageous, with the town centre's amenities just a short stroll away, alongside the Clitheroe Interchange, making public transport a breeze.

The interior of the bungalow offers a blank canvas, allowing you to move in straight away or make cosmetic updates to suit your personal taste. This property truly combines comfort, space, and convenience, making it an ideal choice for those looking to enjoy the best of Clitheroe living. Don't miss the chance to make this lovely bungalow your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Swan Meadow, Clitheroe, BB7 2BS

## Offers In Excess Of £375,000

 3  2  1  D

- Exceptional Detached True Bungalow
  - Fitted Kitchen
  - Ample Off Road Parking and Garage
  - EPC Rating D
- Three Bedrooms
  - Immaculate Presentation
  - Tenure Freehold
- Two Bathrooms
  - Gardens to Front, Rear & Side
  - Council Tax Band E

### Entrance Hall

17'7 x 5'0 (5.36m x 1.52m)

Hardwood double glazed window, UPVC double glazed window, loft access, smoke detector, coving, doors leading to three bedrooms, shower room reception room, kitchen and store.

### Reception Room

16'2 x 10'6 (4.93m x 3.20m)

UPVC double glazed window, central heating radiator, coving, electric fire with surround with wooden mantel and UPVC double glazed French doors to rear.

### Kitchen

13'0 x 9'7 (3.96m x 2.92m)

UPVC double glazed window, central heating radiator, panelled wall and base units with laminate work surfaces, integrated high rise oven with four ring gas hob and extractor hood, composite one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, integrated fridge freezer, integrated dishwasher, wood effect flooring and double glazed frosted door to rear.

### Bedroom One

14'11 x 10'8 (4.55m x 3.25m)

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

### En Suite

6'7 x 6'4 (2.01m x 1.93m )

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

### Bedroom Two

10'5 x 9'1 (3.18m x 2.77m)

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

### Bedroom Three

8'0 x 7'8 (2.44m x 2.34m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'6 x 5'8 (1.98m x 1.73m)

Central heating radiator, low basin WC, pedestal wash basin with traditional taps, electric feed shower, tiled elevations and extractor fan.

### External

#### Rear

Enclosed laid to lawn garden with patio and bedding areas.

#### Front & Side

Laid to lawn garden, bedding areas, driveway and access to garage.

### Garage

19'2 x 8'5 (5.84m x 2.57m )



Tel: 01200422824

www.keenans-estateagents.co.uk