



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

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Portchester Road, Clitheroe, BB7 2RG

£330,000

AN IMMACULATE SEMI-DETACHED FAMILY HOME SET OVER THREE FLOORS

Nestled on Portchester Road in the charming town of Clitheroe, this semi-detached house is a true gem waiting to be discovered. Boasting a spacious layout with a large reception room, four good sized bedrooms, and two bathrooms, this property is the epitome of a superb family home.

As you step inside, you'll be greeted by neutral and contemporary decor that creates a warm and inviting atmosphere. The modern fixtures and fittings, including a high gloss kitchen and contemporary bathroom suites, add a touch of elegance to the space.

One of the highlights of this property is the open green space in front, complete with a children's play area, perfect for little ones to enjoy and for families to relax. Additionally, the sun trap rear garden is ideal for entertaining young children or hosting summer gatherings with friends and family.

Located in a popular and sought-after area, this home offers not just a place to live, but a lifestyle. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful community.

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 4  2  1  B

- Beautifully Presented Semi Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking for Two Vehicles
 - EPC Rating B
- Four Bedrooms
 - Stylish Decoration
 - Tenure Freehold
- Two Bathrooms
 - Well Maintained Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

15'6 x 6'9 (4.72m x 2.06m)

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

WC

5'6 x 2'11 (1.68m x 0.89m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, part tiled elevations, extractor fan and wood effect laminate flooring.

Reception Room

17'2 x 15'7 (5.23m x 4.75m)

Two Velux windows, central heating radiator, television point and UPVC double glazed French doors to rear.

Kitchen/Dining Area

15'5 x 8'4 (4.70m x 2.54m)

UPVC double glazed box bay window, central heating radiator, mix of high gloss wall and base units, integrated oven with five ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher and fridge freezer, plinth lighting, spotlights and wood effect laminate flooring.

First Floor

Landing

Smoke detector, stairs to second floor, doors leading to three bedrooms, bathroom and airing cupboard.

Bedroom Two

13'4 x 8'6 (4.06m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'5 x 8'6 (3.78m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'2 x 6'8 (3.10m x 2.03m)

UPVC double glazed window and central heating radiator.

Bathroom

7 x 5'6 (2.13m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead rinse head, part tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

Second Floor

Landing

Door to bedroom one.

Bedroom One

21'8 x 11'10 (6.60m x 3.61m)

UPVC double glazed window, two Velux windows, two central heating radiators, fitted wardrobes and door to en suite.

En Suite

7'6 x 6'11 (2.29m x 2.11m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, shaving point, fully tiled elevations, spotlights, extractor fan, tiled effect flooring and door to storage.

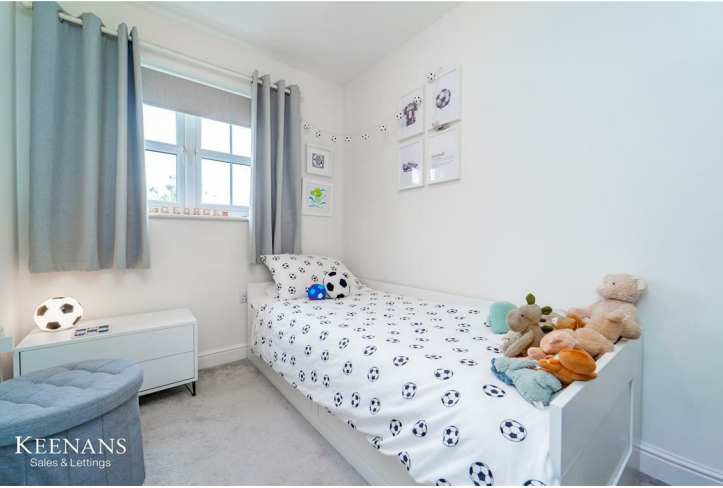
Exterior

Rear

Enclosed garden with laid to lawn, paved patio, decking and timber shed.

Front

Block paved driveway.



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