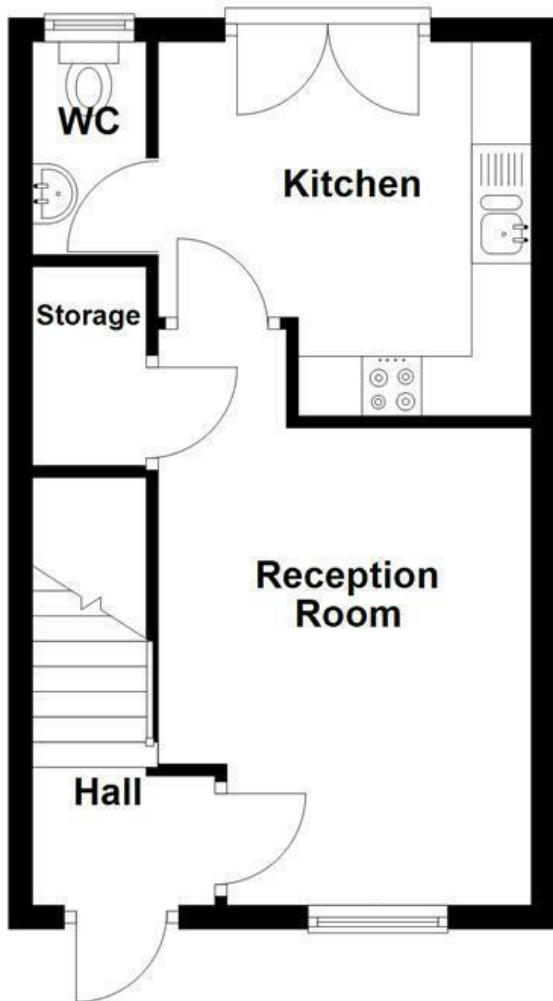
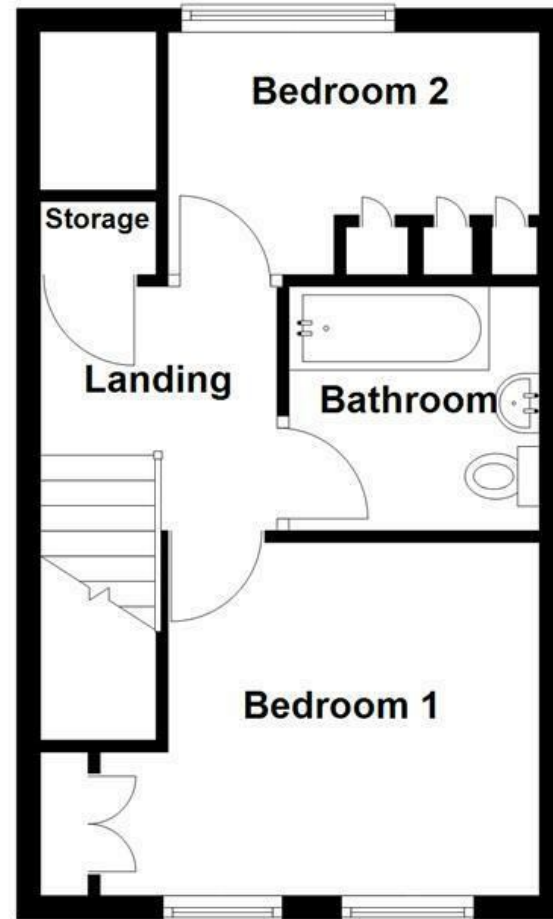


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Edward Drive, Clitheroe, BB7 1FF

### £195,000

#### TWO-BEDROOM HOME IN CLITHEROE

Nestled in the charming area of Edward Drive, Clitheroe, this delightful two-bedroom house offers a perfect blend of modern living and comfort. Built in 2012, the property spans an inviting 678 square feet, making it an ideal choice for small families or professionals seeking a cosy home.

Upon entering, you are welcomed into a generous living room that provides ample space for relaxation and entertaining. The well-equipped kitchen, designed with functionality in mind, features an adjoining WC for added convenience, ensuring that daily living is both practical and enjoyable. From the kitchen, you can access the rear garden, which is enclosed and laid to lawn, providing a lovely outdoor space for gardening, play, or simply unwinding in the fresh air.

Upstairs, you will discover two well-proportioned bedrooms, each offering a comfortable retreat at the end of the day. The bathroom is conveniently located nearby, along with a small storage room that adds to the practicality of the home.

Additionally, the property benefits from off-road parking at the front, ensuring that you have a secure space for your vehicle. This house is not only a wonderful place to live but also a fantastic opportunity to enjoy the vibrant community of Clitheroe. With its modern features and thoughtful layout, this home is ready to welcome its new owners.

# Edward Drive, Clitheroe, BB7 1FF

## £195,000

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

- Tenure Leasehold
- Council Tax Band B
- EPC Rating B
- Off Road Parking
- Two Well Proportioned Bedrooms
- Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed garden Space
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

### Ground floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

4'11 x 3'7 (1.50m x 1.09m)

Central heating radiator, snmoke alarm, tiled effect flooring and door to reception room.

#### Reception Room

13'2 x 10'3 (4.01m x 3.12m)

UPVC double glazed window, central heating radiator, door to kitchen and door to under stairs storage/boiler cupboard.

#### Kitchen

10'4 x 10'3 (3.15m x 3.12m)

Central heating radiator, wall and base units, wood effect work tops, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, stainless steel splash back, extractor hood, plumbed for washing machine, integrated fridge freezer, tiled 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 tiled effect flooring.

### First Floor

#### Landing

6'11 x 6'9 (2.11m x 2.06m)

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

#### Bedroom One

10'3 x 9'9 (3.12m x 2.97m)

Two UPVC double glazed windows, central heating radiator and sliding door to storage.

#### Bedroom Two

10'4 x 6'11 (3.15m x 2.11m)

UPVC double glazed window, central heating radiator and integrated storage.

### External

#### Rear

Enclosed laid to lawn garden and shed.

#### Front

Drive for off road parking, stone chipped bedding areas with mature shrubs and paving.



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