

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	95
(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	

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## Beeston Grove, Clitheroe, BB7 2RF

£330,000

A FANTASTIC SEMI-DETACHED PROPERTY IN CLITHEROE

Nestled in the charming area of Beeston Grove, Clitheroe, this beautifully decorated four-bedroom semi-detached house is a true gem. Situated on a fantastic estate, the property boasts a delightful blend of modern aesthetics and comfortable living.

As you step inside, you will be greeted by a warm and inviting atmosphere, with well-appointed spaces that are perfect for both relaxation and entertaining. The tasteful decor throughout the home enhances its appeal, making it an ideal choice for families or those seeking a stylish residence in a sought-after location.

Clitheroe is renowned for its vibrant community and picturesque surroundings, offering a range of amenities, including shops, schools, and recreational facilities. This property is perfectly positioned to take advantage of all that the area has to offer, ensuring a convenient and enjoyable lifestyle.

Given its attractive features and prime location, this property is unlikely to remain on the market for long. If you are in search of a lovely family home in Clitheroe, this semi-detached house on Beeston Grove is certainly worth considering. Do not miss the opportunity to make it your own.

# Beeston Grove, Clitheroe, BB7 2RF

£330,000



- Four Bedroom Semi Detached Home
- Situated On A Fantastic Estate
- Off Road Parking
- Tenure - Freehold
- Beautifully Decorated Throughout
- Warm And Inviting Interior
- EPC Rating - B
- Spacious Family Living Accommodation
- Sought After Clitheroe Location
- Council Tax Band - D

## Ground Floor

### Entrance

Composite front door to hall.

### Hall

15'6 x 3'5 (4.72m x 1.04m)

Central heating radiator, smoke alarm, doors to reception room, kitchen diner and WC, stairs to first floor, laminate MDF flooring.

### Reception Room

17'1 x 15'8 (5.21m x 4.78m)

Two UPVC double glazed windows, two Velux windows, two central heating radiators, spotlights, smoke alarm, television point, French doors to external, laminate MDF flooring.

### Kitchen Diner

15'10 x 8'4 (4.83m x 2.54m)

UPVC double glazed window, central heating radiator, smoke alarm, extractor fan, a range of panelled wall and base units, granite surfaces, integrated double electric oven, five ring gas hob, extractor unit, inset stainless steel one and a half sink with mixer tap and draining board, under unit lighting, integrated fridge freezer, integrated dishwasher, integrated washing machine, laminate MDF flooring, spotlight, pendant lighting.

### WC

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

UPVC double glazed window, heated towel rail, two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, tiled flooring.

## First Floor

### Landing

12 x 6 (3.66m x 1.83m)

Smoke alarm, doors to three bedrooms and a bathroom, stairs to second floor.

### Bedroom Two

12'8 x 8'10 (3.86m x 2.69m)

UPVC double glazed window, central heating radiator, door to storage.

### Bedroom Three

11'6 x 8'6 (3.51m x 2.59m)

UPVC double glazed window, central heating radiator, door to storage.

## Bedroom Four

10'1 x 6'10 (3.07m x 2.08m)

UPVC double glazed window, central heating radiator.

## Bathroom

7'1 x 5'5 (2.16m x 1.65m)

UPVC double glazed window, heated towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and direct feed shower with rinse head, partial tiled elevations, tiled flooring.

## Second Floor

### Bedroom One

20'9 x 12 (6.32m x 3.66m)

UPVC double glazed window, two Velux windows, two central heating radiators, spotlights, loft access, door to en suite.

### En Suite

7'6 x 7'1 (2.29m x 2.16m)

Velux window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower with rinse head, tiled elevations, extractor fan, tiled flooring.

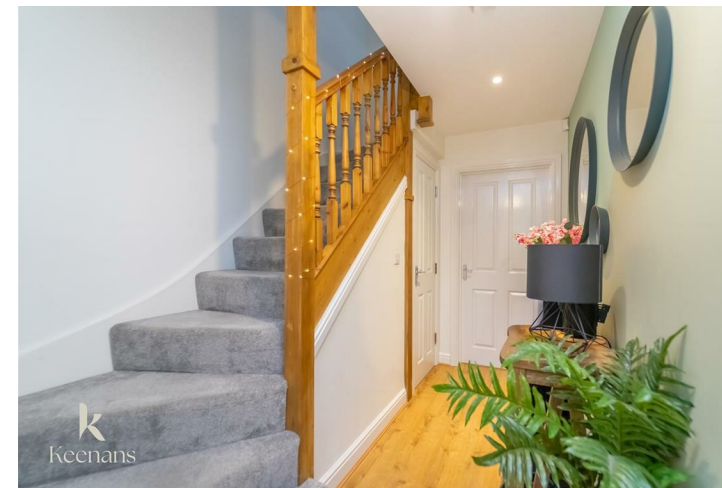
## External

### Front

Laid to lawn garden and driveway.

### Rear

Laid to lawn garden and shed.



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