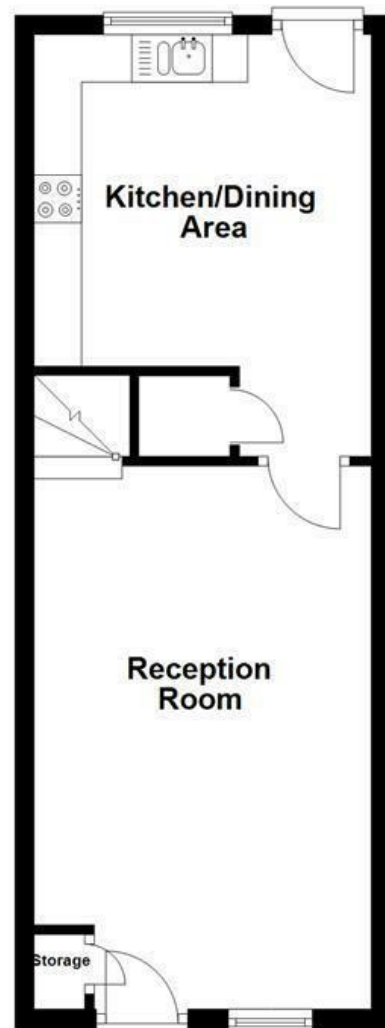
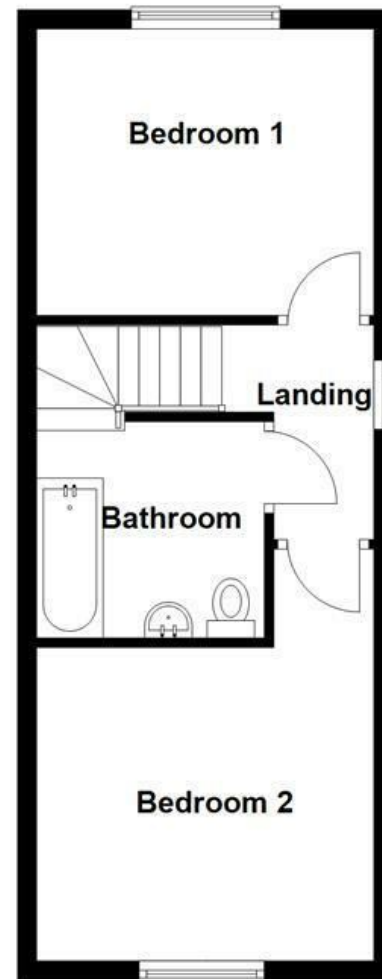


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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.

Raglan Close, Clitheroe, BB7 2RE

£154,000

AN OUTSTANDING SEMI DETACHED PROPERTY ON A S106 AGREEMENT

Nestled in the charming Raglan Close, Clitheroe, this exquisite semi-detached house, built in 2017, offers a delightful blend of modern living and tasteful design. Spanning an impressive 689 square feet, the property boasts two generously sized double bedrooms, making it an ideal home for a small family or a couple seeking a comfortable and stylish abode.

Upon entering, you will be greeted by an open plan kitchen diner that seamlessly combines functionality with contemporary aesthetics. The neutral decoration throughout the home creates a warm and inviting atmosphere, allowing you to easily personalise the space to your liking. The beautiful stone exterior adds a touch of elegance, enhancing the overall appeal of this remarkable property.

The low maintenance gardens provide a perfect outdoor retreat, allowing you to enjoy the fresh air without the burden of extensive upkeep. Additionally, the property features a convenient driveway, ensuring that parking is never a concern.

Location is key, and this home does not disappoint. It is conveniently situated close to bus routes, local schools, and a variety of amenities, making daily life both easy and enjoyable. Furthermore, excellent network and major motorway links are readily accessible, providing you with the freedom to explore the surrounding areas with ease.

Raglan Close, Clitheroe, BB7 2RE

£154,000

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

- Tenure Freehold
 - Off Road Parking
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Two Generously Sized Bedrooms
 - Envable Low Maintenance Garden Space
- EPC Rating B
 - Sought After Area
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to reception room.

Reception Room

18'9 x 11'8 (5.72m x 3.56m)

UPVC double glazed window, central heating radiator, spotlights, television point, single glazed door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'7 x 11'8 (4.45m x 3.56m)

UPVC double glazed window, central heating radiator, range of white gloss wall and base units, wood effect surface, gloss splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer and washing machine, spotlights, smoke alarm, wood effect laminate flooring, door to storage with plumbing for WC and composite double glazed frosted door.

First Floor

Landing

7'8 x 3'6 (2.34m x 1.07m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

11'8 x 9'11 (3.56m x 3.02m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11'8 x 10'10 (3.56m x 3.30m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

7'7 x 7' (2.31m x 2.13m)

Heated towel rail, panel bath with direct feed shower and mixer tap, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, spotlights, extractor fan and wood effect laminate flooring.

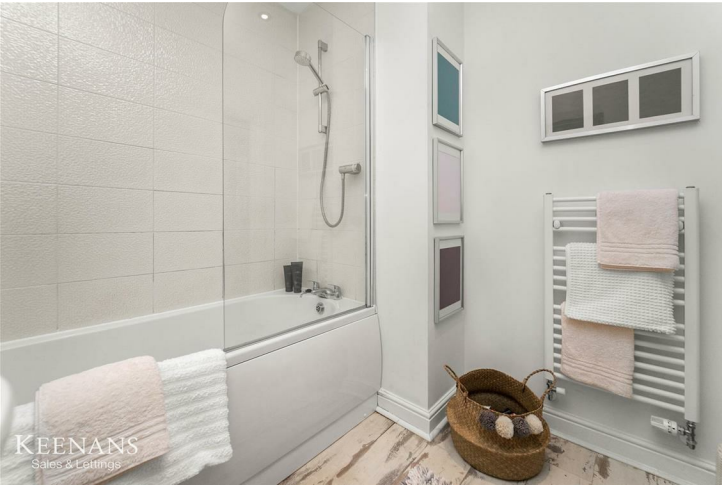
External

Rear

Enclosed garden with artificial lawn and decking.

Front

Block paved driveway.



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