



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		80	
(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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Mersey Grove, Clitheroe, BB7 2FQ

Offers Over £425,000

AN OUTSTANDING DETACHED FAMILY HOME

Nestled in the charming Mersey Grove, Clitheroe, this exquisite detached house is a true gem, showcasing an impeccable standard of presentation and a luxurious interior. Every corner of this home has been thoughtfully updated, ensuring a high-quality finish that is both stylish and inviting.

The property boasts an impressive open-plan kitchen, dining, and living area, perfect for family gatherings and entertaining guests. The abundance of indoor space is complemented by the outstanding wrap-around gardens, providing a serene outdoor retreat for relaxation and play. Ample off-road parking and a garage add to the convenience of this splendid home.

With four generously sized double bedrooms and three modern bathrooms, this residence is designed to accommodate families comfortably. The stylish interiors throughout the house create a warm and welcoming atmosphere, making it easy to envision your life here.

Situated within a picturesque estate, this property is just a stone's throw away from the vibrant market town of Clitheroe. Residents can enjoy a delightful selection of local pubs, restaurants, bars, coffee shops, and retail shops, all within easy reach.

Mersey Grove, Clitheroe, BB7 2FQ

Offers Over £425,000

 4  3  2  C

- Four Double Bedroom Detached Family Home
- Beautifully Updated Throughout
- Ample Off Road Parking And Garage
- Tenure - Leasehold
- Open Plan Kitchen Dining And Living Area
- Stunning Wrap Around Gardens
- EPC Rating - C
- Three Modern Bathrooms
- Sought After Clitheroe Estate Location
- Council Tax Band - F

Ground Floor

Entrance Hall

17'1 x 6'6 (5.21m x 1.98m)

Central heating radiator, smoke alarm, censored spotlights, storage cupboard, tiled flooring, doors to WC and kitchen/diner/living area, single glazed double doors to the lounge, staircase to the first floor.

WC

4'10 x 2'9 (1.47m x 0.84m)

UPVC double glazed frosted window, central heating radiator, a two-piece suite comprising of a dual flush WC, pedestal corner wash basin with mixer tap, tiled flooring.

Lounge

20'1 x 10'11 (6.12m x 3.33m)

UPVC double glazed box window, central heating radiator, television point, solid oak flooring, single glazed double doors to the kitchen/diner/living area.

Kitchen/Diner/Living Area

27'5 x 16'11 (8.36m x 5.16m)

UPVC double glazed window, central heating radiator, plinth heater, a range of white glossed wall and base units, granite effect surface, tiled splash backs, inset stainless one and a half sink with mixer tap, integrated electric high rise oven and combination microwave, four ring induction hob and extractor hood, space for American fridge freezer, integrated dishwasher, television point, spotlights, tiled flooring, door to the utility room, two UPVC double glazed French doors to the rear.

Utility Room

8'10 x 5'1 (2.69m x 1.55m)

Central heating radiator, a range of high glosses wall and base units, granite effect surface, integrated washing machine, Ideal boiler, extractor fan, tiled flooring, composite double glazed door to the rear.

First Floor

Landing

13'1 x 10'3 (3.99m x 3.12m)

Central heating radiator, censored spotlights, smoke alarm, loft access, storage cupboard, doors to four bedrooms and family bathroom.

Bedroom One

13'9 x 11 (4.19m x 3.35m)

Two UPVC double glazed windows, central heating radiator, television point, doors to the walk in wardrobe/office and en suite.

Walk In Wardrobe/Office

10'6 x 6'6 (3.20m x 1.98m)

UPVC double glazed window, central heating radiator, over staircase storage cupboard.

En Suite

6'9 x 4'9 (2.06m x 1.45m)

Central heating radiator, a three piece suite comprising of a double direct feed shower enclosure, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan, wood effect laminate flooring.

Bedroom Two

12'1 x 11 (3.68m x 3.35m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, door to the en suite.

En Suite

6'8 x 5'6 (2.03m x 1.68m)

Central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosures tiled elevations, extractor fan, wood effect laminate flooring.

Bedroom Three

16'9 x 8'10 (5.11m x 2.69m)

Velux window, central heating radiator.

Bedroom Four

11'4 x 8'10 (3.45m x 2.69m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bathroom

6'11 x 6'2 (2.11m x 1.88m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a panelled bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, wood effect laminate flooring.

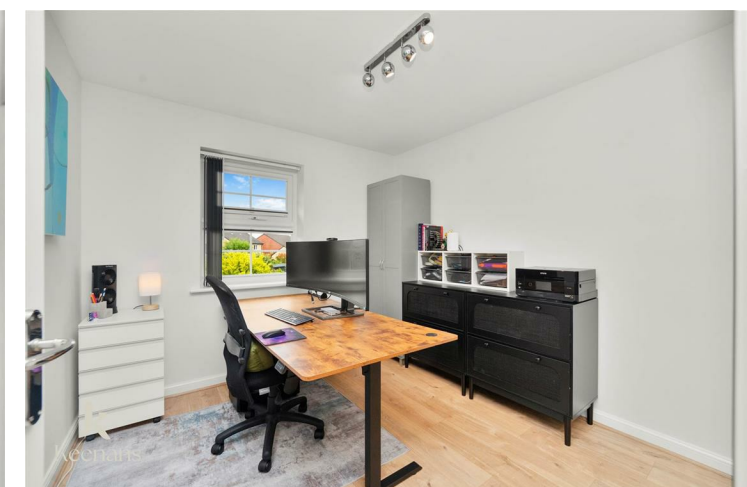
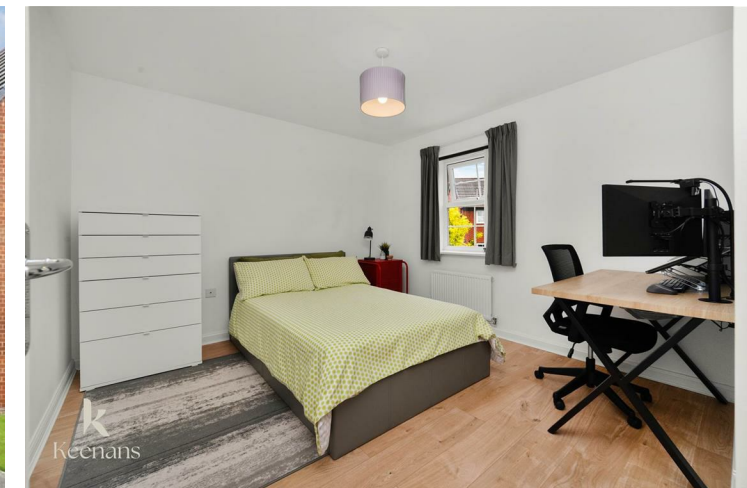
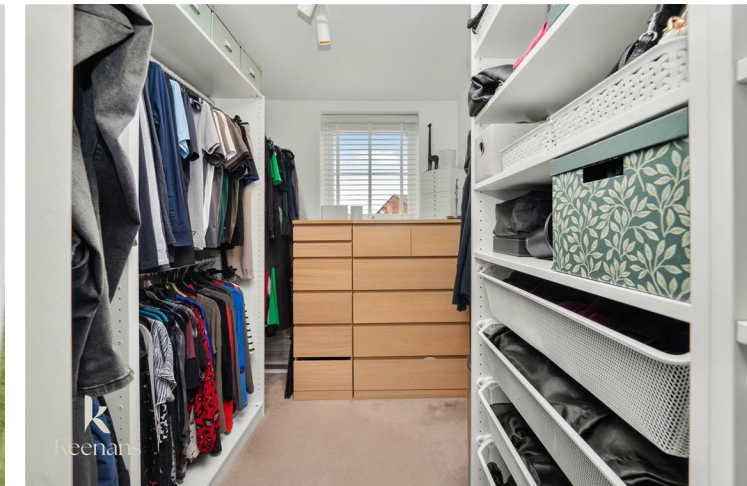
External

Rear

Enclosed garden which wraps around the property with paving, wood chip bedding, pergola, mature shrubs and storage shed.

Front

Off road parking with paving, mature shrubs and access to the garage.



Tel: 01200422824

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