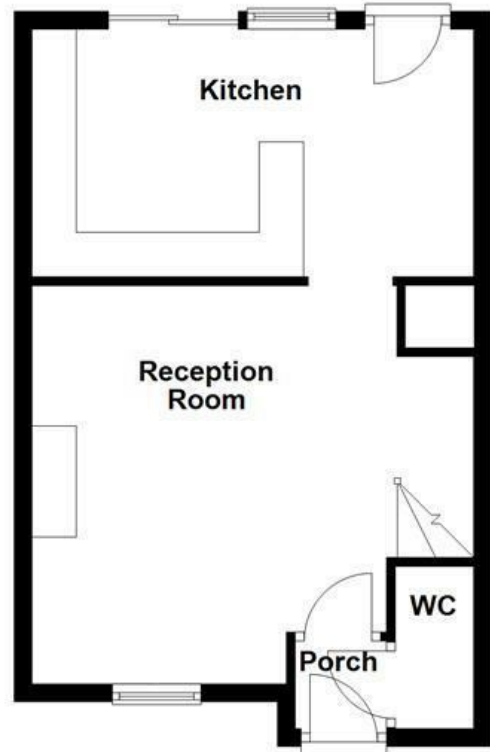
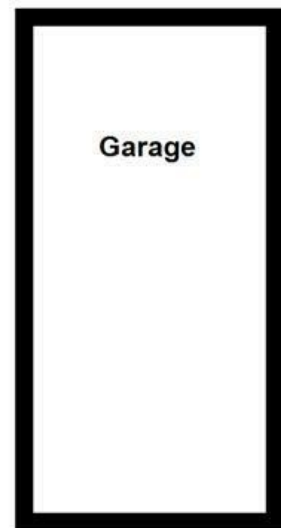
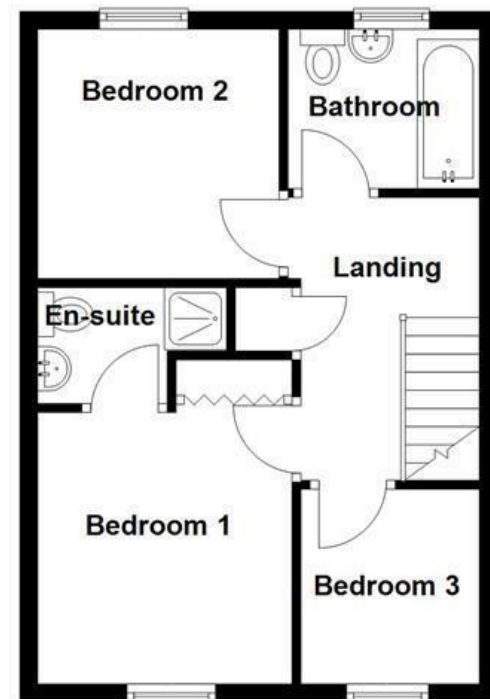


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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.

Roman Way, Clitheroe, BB7 1JF

Offers Over £250,000

AN UNMISSABLE THREE BEDROOM FAMILY HOME IN CLITHEREO

Nestled in the charming area of Roman Way, Clitheroe, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 850 square feet, the property was built in 1996 and has been thoughtfully designed to cater to modern living.

As you step inside, you will be greeted by a stunning kitchen/diner that serves as the heart of the home, ideal for both family meals and entertaining guests. The spacious layout allows for a seamless flow between the kitchen and dining areas, creating a warm and inviting atmosphere.

The property boasts a generous garden, providing ample outdoor space for relaxation, gardening, or play. This big garden is a rare find and enhances the appeal of the home, making it perfect for families or those who enjoy spending time outdoors.

Situated in a lovely estate, the house is surrounded by tranquil surroundings, offering a peaceful retreat from the hustle and bustle of daily life. Despite its serene location, you will find that the vibrant town of Clitheroe is just a short walk away, placing a wealth of amenities right on your doorstep. From shops and cafes to parks and schools, everything you need is conveniently

Roman Way, Clitheroe, BB7 1JF

Offers Over £250,000



- Semi Detached Property
- En Suite To Main Bedroom
- Off Road Parking & Garage
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band D

Ground Floor

Entrance Porch

3'4 x 3'3 (1.02m x 0.99m)

Hardwood double glazed front entrance door, central heating radiator, coving, tiled flooring and doors to WC and reception room.

WC

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, coving and tiled flooring.

Reception Room

16'5 x 14'9 (5.00m x 4.50m)

UPVC double glazed window, central heating radiator, wood burning stove with granite surround and mantel, television point, coving, smoke alarm and doors to the dining kitchen and storage.

Dining Kitchen

16'4 x 9'2 (4.98m x 2.79m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, inset composite one and a half bowl sink with spring mixer tap, electric oven with five ring gas hob, extractor hood, integrated fridge freezer, washing machine and dishwasher, hardwood flooring, hardwood door and double glazed sliding doors to the rear.

First Floor

Landing

11'2 x 6'5 (3.40m x 1.96m)

Wood framed double glazed window, central heating radiator, coving, loft access, smoke alarm and doors to three bedrooms, bathroom and storage.

Bedroom One

10' x 9'7 (3.05m x 2.92m)

UPVC double glazed window, central heating radiator, coving, door to en suite and sliding door to storage.

En Suite

7' x 4'8 (2.13m x 1.42m)

Central heating radiator, low basin WC, pedestal wash basin, direct feed shower unit, tiled elevations, coving, spotlights, extractor fan and tiled flooring.

Bedroom Two

9'3 x 8'11 (2.82m x 2.72m)

Wood framed double glazed window, central heating radiator and coving.

Bedroom Three

8'7 x 6'6 (2.62m x 1.98m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

7'11 x 6'1 (2.41m x 1.85m)

Wood framed double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations, coving, spotlights, extractor fan and tiled flooring.

Garage

18' x 8'7 (5.49m x 2.62m)

Power supply, garage door and door to the rear.



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