

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

## Bentlea Road, Clitheroe, BB7 4EX

£375,000

IMPRESSIVE DETACHED BUNGALOW IN SOUGHT AFTER LOCATION

Nestled on Bentlea Road in the charming village of Gisburn, Clitheroe, this impressive detached bungalow offers a delightful blend of comfort and modern living. With its immaculate presentation, this property is ready for you to move straight in and make it your own.

The bungalow boasts a generous living space, featuring a welcoming reception room that is perfect for relaxation or entertaining guests. There are two well-proportioned double bedrooms, providing ample space for rest and privacy. The four-piece bathroom suite is both stylish and functional, catering to all your needs.

At the heart of the home is a spacious, modern fitted dining kitchen, ideal for culinary enthusiasts and family gatherings. The kitchen's design ensures that it is not only practical but also a lovely space to enjoy meals together.

Surrounding the bungalow are expansive gardens to both the front and rear, offering a tranquil outdoor retreat for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from ample off-road parking, ensuring convenience for you and your guests.

# Bentlea Road, Clitheroe, BB7 4EX

£375,000



- Outstanding Detached Bungalow
- Spacious Dining Kitchen
- Abundance of Off Road Parking
- EPC Rating D
- Two Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Immaculate Gardens to Front and Rear
- Council Tax Band E

## Entrance Hall

15'3 x 5'2 (4.65m x 1.57m )

Composite double glazed frosted front door, central heating radiator, coving, spotlights, storage, doors leading to reception room, two bedrooms and bathroom.

## Reception Room

16'8 x 11'8 (5.08m x 3.56m)

Two UPVC double glazed windows, central heating radiator, coving, electric fire and door to kitchen/dining area.

## Kitchen/Dining Area

22'8 x 11'0 (6.91m x 3.35m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with mixer tap, integrated high rise double oven, four ring electric hob and extractor hood, integrated fridge freezer, integrated dishwasher, breakfast bar, spotlights, wood effect laminate flooring, door to utility and UPVC double glazed French doors to rear.

## Utility

11'6 x 10'11 (3.51m x 3.33m)

Two UPVC double glazed frosted windows, central heated towel rail, range of wall and base units with laminate work surfaces, butler sink with traditional taps, plumbing for washing machine, meter cupboard, concrete flooring, door to WC and composite double glazed frosted door to front.

## WC

4'2 x 2'2 (1.27m x 0.66m )

Dual flush WC, extractor fan and wood effect lino flooring.

## Bedroom One

14'2 x 11'9 (4.32m x 3.58m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

## Bedroom Two

14'2 x 11'2 (4.32m x 3.40m )

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

## Bathroom

10'11 x 8'11 (3.33m x 2.72m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, double tiled panel bath with mixer tap, direct feed rainfall shower enclosed with rinse head, spotlights, extractor fan, tiled elevations and tiled effect flooring.

## External

### Rear

Enclosed garden with laid to lawn, Indian stone paved patio, bedding areas and timber shed.

### Front

Laid to lawn garden, paving, bedding areas and concrete driveway.



Tel: 01200422824

www.keenans-estateagents.co.uk