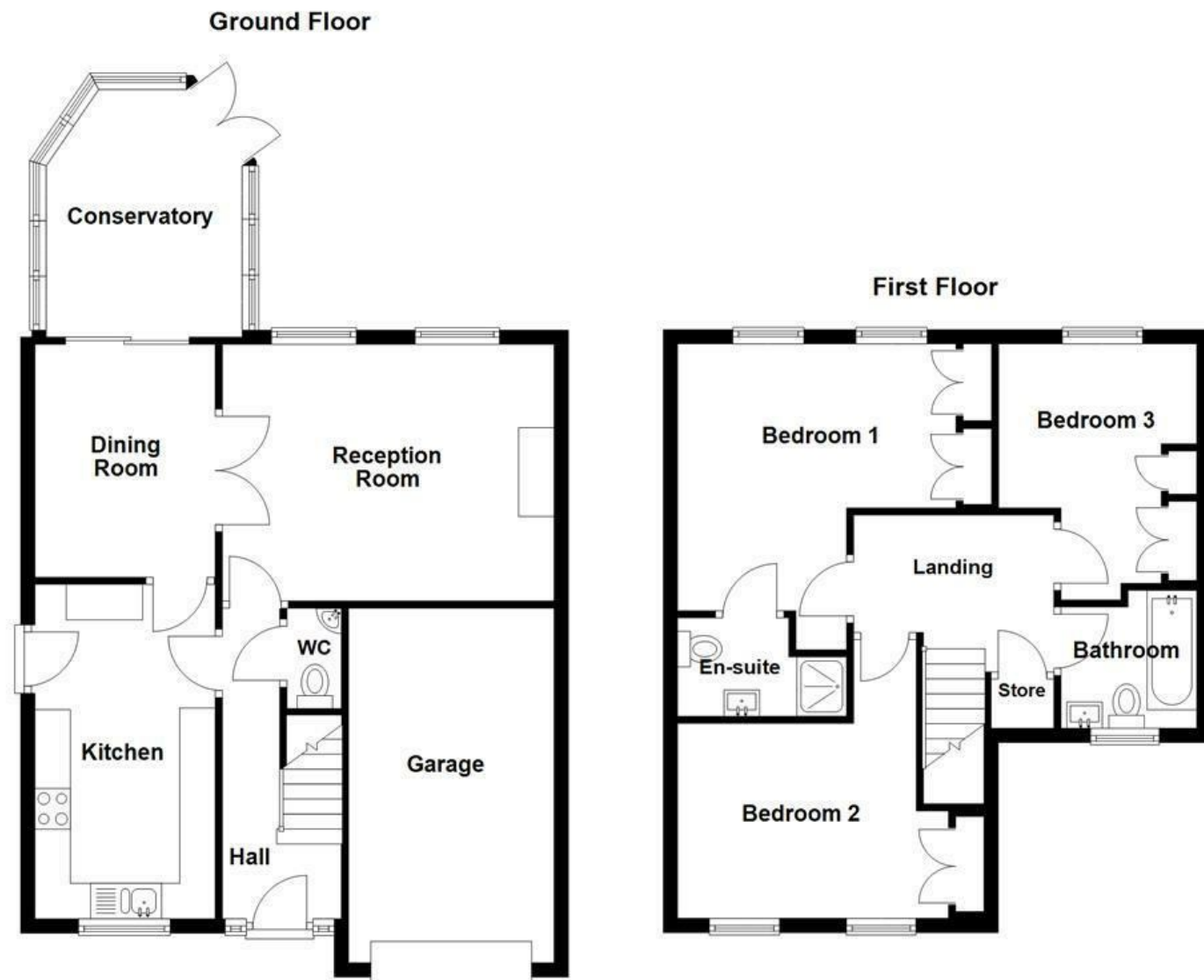




| Energy Efficiency Rating                    |               |               |
|---------------------------------------------|---------------|---------------|
|                                             | Current       | Potential     |
| Very energy efficient - lower running costs | <div>68</div> | <div>83</div> |
| (92 plus) A                                 |               |               |
| (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                     |               |               |

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.

## Birch Grove, Clitheroe, BB7 9FE

### Offers Over £350,000

#### THE PERFECT FAMILY HOME

Nestled in the tranquil cul-de-sac of Birch Grove, Barrow, Clitheroe, this outstanding detached family home is a true gem. Built in 1995, the property boasts an impressive 1,292 square feet of well-designed living space, making it ideal for families seeking both comfort and style.

Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by the neutral decoration that flows throughout the home. The property features two spacious reception rooms, providing ample space for relaxation and entertaining. The three generously sized double bedrooms ensure that everyone has their own private retreat, while the two well-appointed bathrooms add convenience for busy family life.

The exterior of the home is equally impressive, with a double driveway and an added garage offering plenty of parking space. The enviable garden areas, both at the front and rear, provide a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air.

Situated within a sought-after estate, this property benefits from its proximity to local schools, bus routes, and essential amenities. Additionally, major motorway and network links are conveniently close, making commuting a breeze.



# Birch Grove, Clitheroe, BB7 9FE

## Offers Over £350,000

 3  2  2  D

- Exceptional Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Good-Sized Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band E

### Ground Floor

#### Entrance Hall

14'4 x 5'6 (4.37m x 1.68m )

UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, wood effect laminate flooring, doors leading to kitchen, reception room, WC and stairs to first floor.

#### WC

4'8 x 2'6 (1.42m x 0.76m)

Central heating radiator, corner pedestal wash basin with traditional taps, low basin WC, extractor fan and wood effect laminate flooring.

#### Kitchen

15'5 x 8'4 (4.70m x 2.54m )

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, under unit lighting, breakfast bar, wood effect laminate flooring, door to dining room and hardwood single glazed door to side elevation.

#### Dining Room

11'0 x 8'4 (3.35m x 2.54m )

Central heating radiator, coving, double doors to reception room and aluminium double glazed sliding door to conservatory.

#### Conservatory

11'5 x 9'1 (3.48m x 2.77m)

UPVC double glazed windows, polycarbonate roof, central heating radiator, ceiling fan, solid wood flooring and UPVC double glazed French doors to rear.

#### Reception Room

15'4 x 11'10 (4.67m x 3.61m)

Two UPVC double glazed windows, two central heating radiators, coving, two feature wall lights, television point, gas fire with granite hearth and surround.

### First Floor

#### Landing

8'10 x 6'2 (2.69m x 1.88m)

Loft access, smoke detector, doors leading to three bedrooms, bathroom and airing cupboard.

#### Bedroom One

14'9 x 14'6 (4.50m x 4.42m)

Two UPVC double glazed windows, two central heating radiators, fitted wardrobes and door to en suite.

#### En Suite

8'1 x 4'6 (2.46m x 1.37m )

UPVC double glazed frosted window, central heated towel rail, direct feed shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, inset shelving and tiled flooring.

#### Bedroom Two

14'5 x 12'5 (4.39m x 3.78m )

Two UPVC double glazed windows, two central heating radiators and fitted wardrobe.

#### Bedroom Three

11'10 x 9'4 (3.61m x 2.84m )

UPVC double glazed window, central heating radiator, fitted wardrobes and desk.

#### Bathroom

6'4 x 6'3 (1.93m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, tiled panel bath with mixer tap and overhead direct feed shower, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and tiled flooring.

#### External

#### Rear

Enclosed laid to lawn garden with paving, bedding and mature shrubbery.

#### Front

Laid to lawn garden with mature shrubbery, double driveway and access to garage.



Tel: 01200422824

www.keenans-estateagents.co.uk