

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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

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Candlemakers Croft, Clitheroe, BB7 1AB

£225,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY ON A GATED COMPLEX

Nestled within the charming market town of Clitheroe, Candlemakers Croft presents an exceptional opportunity to acquire a semi-detached house in a secure gated complex. Built in 2002, this property has been meticulously maintained and is presented to the highest standard, ensuring a welcoming atmosphere for its future occupants.

The home boasts an inviting open plan kitchen diner, perfect for both entertaining guests and enjoying family meals. With two generously sized double bedrooms, there is ample space for relaxation and rest. The property also features two well-appointed bathrooms, providing convenience and comfort for all residents.

Outside, the property offers a delightful garden space to the rear, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, off-road parking is available, adding to the practicality of this lovely home.

This property is an ideal choice for small families or couples looking to create their own sanctuary in a vibrant community. With only minor modernisation needed, it presents a wonderful opportunity to personalise your living space while enjoying the benefits of a well-maintained home. Don't miss the chance to make this delightful property your own in the heart of Clitheroe.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

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- Tenure Leasehold
 - Off Road Parking For Two Vehicles
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band C
 - Two Well Proportioned Bedrooms
 - Ample Low Maintenance Rear Garden Space
- EPC Rating C
 - Ideal Home For A Small Family
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed door to reception room.

Reception Room

13'8 x 13'1 (4.17m x 3.99m)

UPVC double glazed box window, central heating radiator, coving, four feature wall lights, granite hearth and surround, television point, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

13'2 x 13'1 (4.01m x 3.99m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric oven, four ring induction hob, extractor hood, integrated fridge freezer, plumbed for washing machine, coving, spotlights, tiled effect Karndean flooring, door to WC and UPVC double glazed door to rear.

WC

4'4 x 2'11 (1.32m x 0.89m)

Central heating radiator, dual flush WC, wall mounted wash basin, extractor fan and tiled effect Karndean flooring.

First Floor

Landing

6'2 x 5'6 (1.88m x 1.68m)

UPVC double glazed window, coving, smoke alarm, loft access, doors to two bedrooms, shower room and storage cupboard.

Bedroom One

13' 1 x 11'1 (3.96m 0.30m x 3.38m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, fitted wardrobe and open to en suite.

En Suite

6'7 x 3'7 (2.01m x 1.09m)

Dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevation, spotlights, extractor fan and tiled effect lino flooring.

Bedroom Two

13'1 x 10' (3.99m x 3.05m)

Two UPVC double glazed windows, central heating radiator, coving and fitted wardrobe.

Shower Room

6'7 x 5'11 (2.01m x 1.80m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed double shower enclosure, tiled elevation, coving, spotlights and Karndean tiled effect flooring.

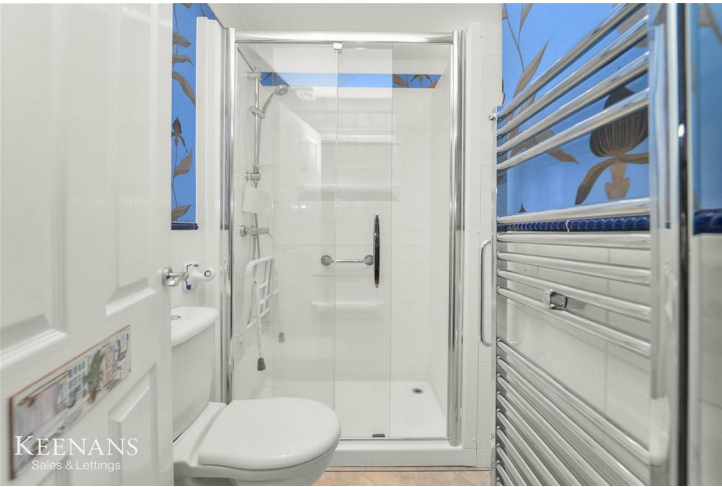
External

Rear

Paved garden with raised bedding areas.

Front

Brick paved patio and private off road parking.



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