


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	

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.

Manor Road, Clitheroe, BB7 2LH

£250,000

SPACIOUS THREE BEDROOM FAMILY HOME

Nestled on the charming Manor Road in Clitheroe, this delightful house presents an excellent opportunity for families and professionals alike. Spanning 764 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for comfortable living.

The low-maintenance rear yard offers a private outdoor area, ideal for enjoying the fresh air without the burden of extensive upkeep. This home is situated in a popular location, providing easy access to local amenities and recreational spaces. Henthorn Park is just a stone's throw away, making it perfect for leisurely strolls or family outings. Additionally, the historic Clitheroe Castle and the vibrant town centre are within walking distance, ensuring that you are never far from shops, cafes, and community events.

This property is not only a wonderful family home but also an attractive option for professionals seeking a convenient and pleasant living environment. With its blend of comfort, practicality, and a prime location, this house on Manor Road is a must-see for anyone looking to settle in Clitheroe.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Manor Road, Clitheroe, BB7 2LH

£250,000



- Three Bedrooms
- Ideal for a Family
- Parking: On Street
- Tenure: Freehold
- Low Maintenance Exteriors
- Charming Reception Room
- EPC Rating: Awaiting
- Convenient Location
- Kitchen Diner
- Council Tax Band B

Ground Floor

Entrance

Composite door to hallway.

Hallway

15'8 x 5'10 (4.78m x 1.78m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, corniced coving, stairs leading to the first floor, doors to reception room one, reception room two, and understairs storage.

Reception Room One

12'8 x 12'2 (3.86m x 3.71m)

UPVC double glazed bay window, central heating radiator, corniced coving, multifuel burning stove, television point.

Reception Room Two

12'2 x 11'4 (3.71m x 3.45m)

Central heating radiator, coving to the ceiling, wooden effect flooring, UPVC double glazed door and windows to the rear, open access to the kitchen.

Kitchen

9'2 x 7' (2.79m x 2.13m)

UPVC double glazed window, wall and base units with laminate work surfaces, oven with a four ring hob, extractor hood, stainless steel splashbacks, stainless steel one and half bowl sink with draining board and mixer taps, plumbing for a washing machine, space for a fridge freezer, wooden effect flooring.

First Floor

Landing

Central heating radiator, loft access, picture railing, door leading to three bedrooms and a bathroom.

Bedroom One

12'8 x 12'3 (3.86m x 3.73m)

UPVC double glazed bay window, central heating radiator, corniced coving to the ceiling.

Bedroom Two

12'2 x 11'5 (3.71m x 3.48m)

UPVC double glazed window, central heating radiator, coving to the ceiling.

Bedroom Three

7'4 x 5'10 (2.24m x 1.78m)

UPVC double glazed window, central heating radiator, picture railing.

Bathroom

7'7 x 6'10 (2.31m x 2.08m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, PVC panelled ceiling, partially tiled elevations, wooden effect flooring.

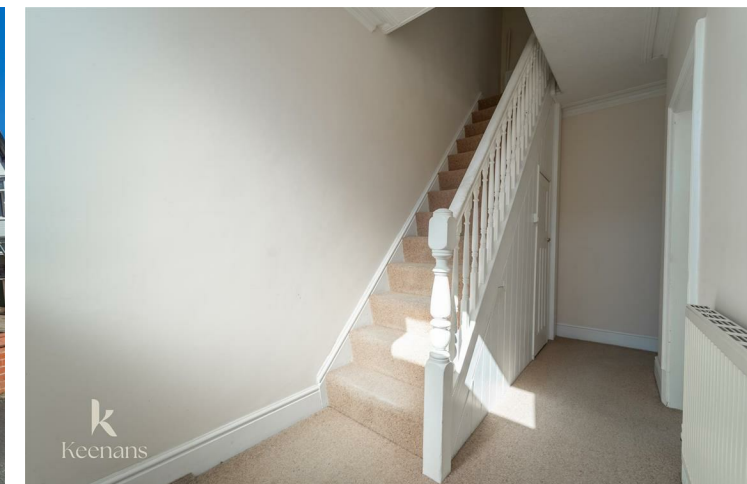
Exterior

Rear

Paved patio with bedding area and timber shed.

Front

Gravel chipped bedding area and path leading to the front entrance door.



Tel: 01200422824

www.keenans-estateagents.co.uk