



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.

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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£225,000



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

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 Kardean 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 Kardean 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 Kardean tiled effect flooring.

External

Rear

Paved garden with raised bedding areas.

Front

Brick paved patio and private off road parking.



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