

Kemple View, Clitheroe. BB7 2QD

£250,000 Freehold

REDUCED



Clitheroe
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PROPERTY DESCRIPTION

A superbly extended mature semi-detached dormer family home situated on the outskirts of town close by to open countryside with lovely walks from the doorstep & an array of amenities only a short distance away. This deceptively spacious property has been renovated to provide modern and very flexible accommodation. The ground floor offers a good size modern high gloss breakfast kitchen to the front with two good size reception rooms. There are two double bedrooms on this floor and a modern family bathroom. On the first floor is an impressive master bedroom, a fantastic addition to the property with superb elevated distant views across towards Longridge Fells.

To the front of the property is a tarmac driveway for at least two cars and a large attached single garage approx. 18'2" x 10'7" with up and over door, two x velux windows, lighting and separate power to the garage and timber store in the garden. Good size front garden with low brick wall. To the rear is a stone paved patio garden with timber fencing surround. Viewing is highly recommended.

FEATURES

- Extended Mature Semi-Detached Home
- Renovated Spacious Accommodation
- 2 Generous Receptions With French Doors To Rear
- Modern Breakfast Kitchen & Bathroom
- 3 Flexible Double Bedrooms
- Patio Gardens, Driveway & Garage
- Ideal For Families Or Downsizers
- Popular Residential Location



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Spacious area with uPVC front door, spindle staircase to first floor, alcove area housing wall mounted combination gas central heating boiler, recessed spot lighting.

Lounge

15' 9" x 10' 0" (4.80m x 3.05m)
uPVC double glazed window, wall light points, panelled radiator, television point, recessed spot lighting, attractive wood style laminate flooring.

Rear Sitting Room/ Dining Room

13' 3" x 10' 1" (4.04m x 3.07m)
uPVC french opening doors leading through to garden, laminate wood style flooring, panelled radiator, television point, recessed spot lighting, wall light points.

Breakfast Kitchen

12' 8" x 8' 8" (3.86m x 2.64m)
Newly installed modern fitted kitchen with a range of high gloss wall, base and drawer units with complementary laminate working surfaces, laminate breakfast bar, 1½ bowl stainless steel sink drainer unit with mixer tap, eye level integrated Bosch electric oven and grill, 4-ring Bosch gas hob with extractor filter canopy over, plumbing for washing machine, sockets with integral usb ports, recessed spot lighting, vinyl fitted flooring, under unit LED lighting and plinth LED spot lights, 2x uPVC double glazed window and uPVC double glazed external side door.

Bedroom Two (rear)

12' 8" x 10' 2" (3.86m x 3.10m)
Excellent double bedroom with carpet flooring, panelled radiator, television point, uPVC double

Bedroom Three (side)

9' 8" x 7' 9" (2.95m x 2.36m)
Double bedroom with carpet flooring, panelled radiator, upVC double glazed window to side elevation.

Bathroom

Modern recently installed 3-pce white suite comprising panelled shower bath with thermostatic rain shower over and additional thermostatic shower with glazed screen, vanity wash basin with mixer tap and built-in cupboard under, low level w.c., modern grey vertical ladder style radiator, part tiled walls, extractor fan, recessed spot lighting, vinyl fitted flooring, uPVC double glazed window.

First Floor

Landing

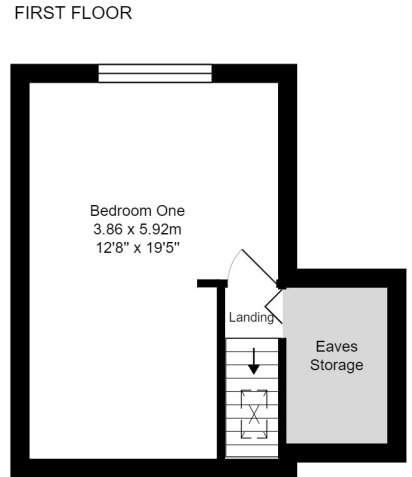
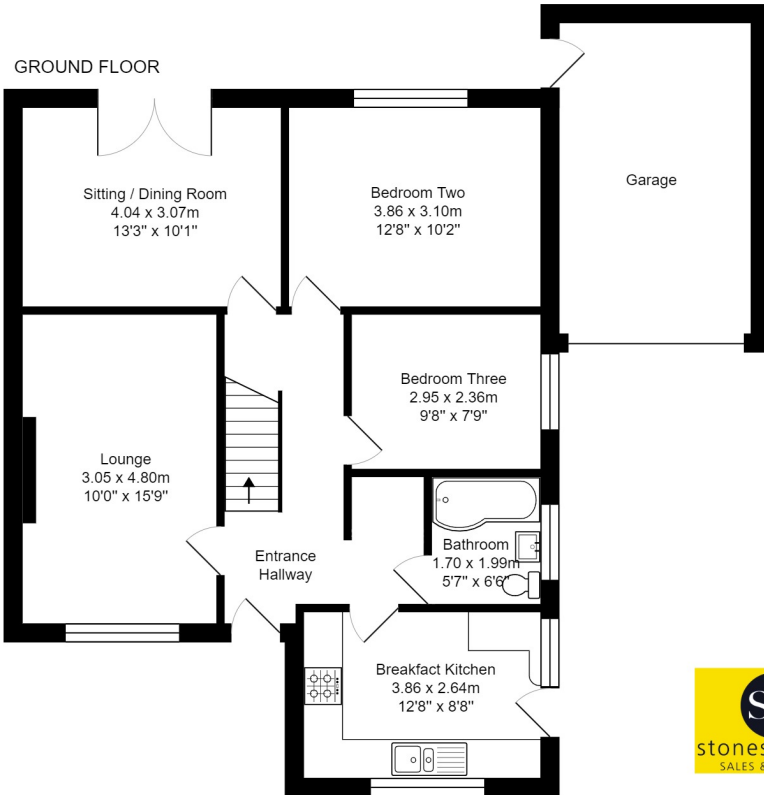
With built-in storage cupboard, recessed spot lights, Velux window.

Bedroom One

19' 5" x 12' 8"max (5.92m x 3.86m) x 9' 6" (2.90m) (some limited headroom)
Fantastic newly extended dormer master bedroom providing a generous, light and airy open room with uPVC double glazed window boasting lovely distant views across towards Longridge fells and neighbouring St Pauls church, panelled radiator, usb ports, recessed spot lighting, storage cupboard into eaves area.



FLOORPLAN & EPC



Kemple View, Clitheroe

Total Area: 117.4 m² ... 1264 ft²
 All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

