

9 KIRKMOOR CLOSE
CLITHEROE
BB7 2DE

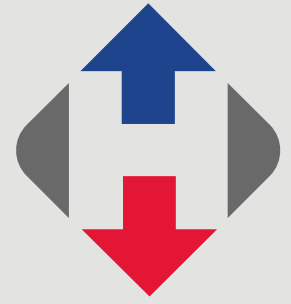
£149,950



- Charming modern end terrace
- Corner plot with gardens to side & rear
- Plentiful off-road parking
- 2 bedrooms, shower room
- Living room with patio doors
- Short walk to town centre
- Gas CH & UPVC double glazing
- 45 m2 (485 sq ft) approx.

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Situated on a quiet cul-de-sac in a corner plot enjoying gardens to the side and rear along with plentiful parking space, this charming end terrace property lies only a few minutes' walk from Clitheroe town centre and its ever growing number of amenities.



Accommodation comprises an entrance hallway, kitchen, living room with patio doors onto the rear garden, two bedrooms (one double and one single), and a 3-piece shower room.

LOCATION: From our sales office proceed down Parson Lane, travel straight over the mini roundabout and then turn right onto Castle View. Follow the road straight on and then around to the left onto Kirkmoor Road, before taking a right hand turn onto Kirkmoor Close. Number 9 is in the far left hand corner.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: With a UPVC external door, built-in storage cupboard with electric meter point, telephone point and alarm point.

LIVING ROOM: 4.0m x 3.7m (13'3" x 12'2"); with television point, staircase to the first floor landing and UPVC sliding doors to the rear garden.

KITCHEN: 2.5m x 1.6m (8'2" x 5'4"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, 4-ring gas hob with extractor over, single drainer sink unit, space for fridge, wall-mounted combination central heating boiler, plumbed and

drained for an automatic washing machine and part-tiled walls.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.1m x 2.7m (13'5" x 8'10"); with built-in storage cupboard.

BEDROOM TWO: 2.0m x 2.7m (6'8" x 8'9").

SHOWER ROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a corner shower enclosure with plumbed shower, part-tiled walls and extractor fan.





OUTSIDE: To the front and right hand side of the property is a large driveway providing off-road parking for 3-4 cars. To the rear of the property is a lawned garden area with flowerbeds surrounding which leads around to the side of the property to a further low maintenance gravelled enclosed garden area.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

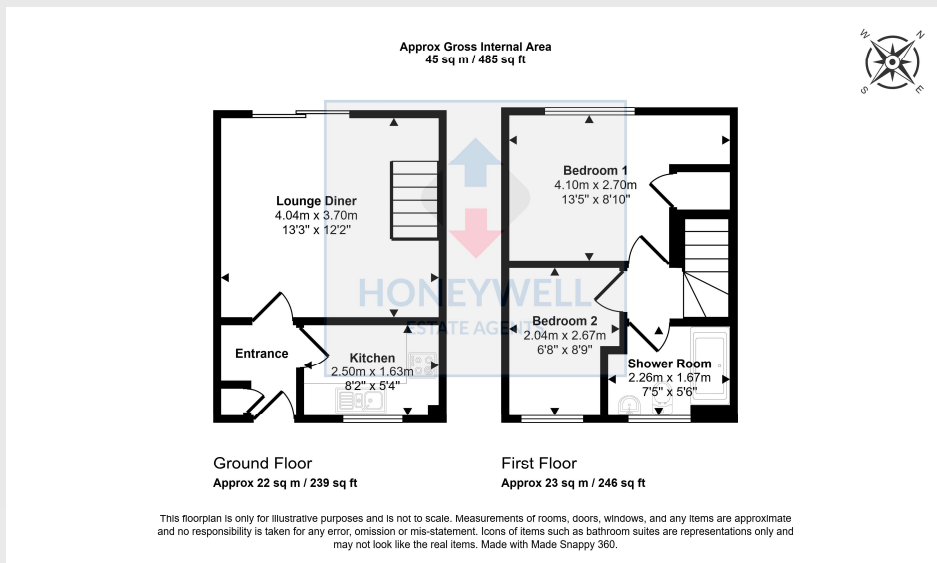
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*9 Kirkmoor Close, Clitheroe, BB7 2DE
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