

11 BARN CROFT
CLITHEROE
BB7 1DY

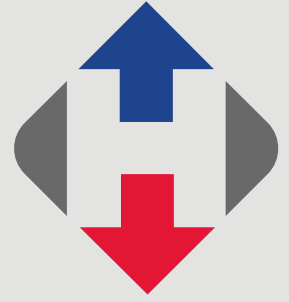
£234,950



- Stunning semi-detached house
- 3 bedrooms
- 2 reception rooms, modern fitted kitchen
- Parking for 2 cars
- Garden with southerly aspect
- Quiet cul-de-sac, close to town centre
- Gas CH & UPVC DG
- 61 m2 (660 sq ft) approx.

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This modern three bedroom semi-detached family home is situated on a quiet cul-de-sac, within walking distance of Clitheroe town centre and Castle Grounds.



Accommodation comprises an entrance hall, lounge with fireplace open to the dining room with French doors leading to the garden and a stunning fitted kitchen. Upstairs there are 3 bedrooms and a 3-piece bathroom with shower. Outside to the front there is parking for two cars and to the rear is an easy to maintain south facing garden with a pathway leading around the side of the house.

LOCATION: From our Sales office turn left down the hill along Parson Lane, continue straight on at the mini roundabout, cross over the railway into Bawdlands. Turn second left into Henthorn Road and then second left into Brown Street and then second left onto Barn Croft, number 11 is straight ahead.

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

ENTRANCE: through part glazed PVC front door into entrance hallway with staircase off to first floor.

LOUNGE: 3.5m x 4.7m (11'5" x 15'5"); with a feature square bay window, coved cornicing, television point, electric fire, mantle, understairs storage cupboard, open to dining room.

DINING ROOM: 2.2m x 2.9m (7'4" x 9'5"); with patio doors to the rear garden.

KITCHEN: 2m x 2.8m (6'5" x 9'3"); with fitted range of white gloss wall and base units, complementary work surfaces, electric oven, 4 ring gas hob with extractor over, tiled splashback,

one bowl sink and drainer unit, plumbing for a washing machine, space for a fridge freezer, under cabinet lights, vinyl flooring.

FIRST FLOOR:

LANDING: with loft access.

BEDROOM ONE: 2.4m x 3.8m (7'9" x 12'6");

BEDROOM TWO: 2.4m x 3m (7'9" x 9'8").

BEDROOM THREE: 1.9m x 2m (6'1" x 6'8").

BATHROOM: with a 3-piece modern white suite comprising low suite W.C with push button flush, pedestal wash handbasin with vanity cupboard over, panelled bath with plumbed shower and shower screen, extractor fan, vinyl flooring, cupboard housing central heating boiler.





OUTSIDE: To the front of the property is a driveway providing off-road parking for two cars. A paved pathway leads around the side of the house to an enclosed majority lawned rear garden with a southerly aspect.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

TENURE: Leasehold

COUNCIL TAX BAND C.

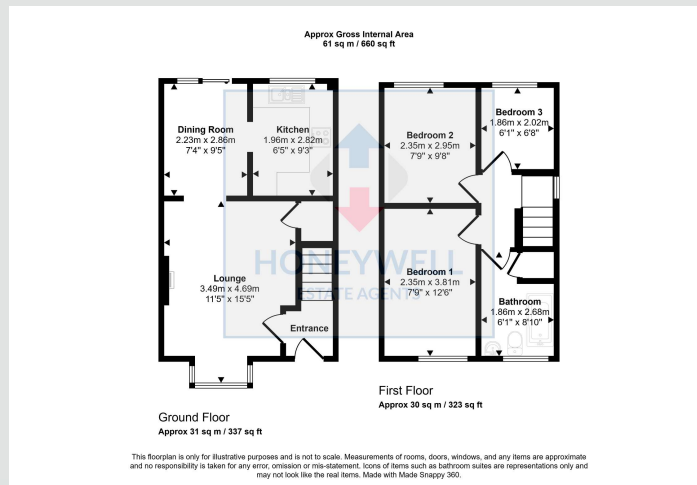
EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27+VAT per person for this service.





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MJ/SW/240626

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