



12 Stirling Close,  
Clitheroe

Price £215,000

Located within a popular residential area this much loved three bed semi detached home offers a desirable and well-rounded package. Benefiting from a quieter cul-de-sac location that most buyers will appreciate. Perfect for a family it comprises GF: porch, hall, lounge/diner, kitchen and conservatory, FF: three bedrooms, bathroom and separate WC. There is a driveway, detached garage and low maintenance gardens front and rear. (970 sq ft/90.1 sq m approx /EPC: D).

A family orientated home offering fantastic value for money.



## 12 Stirling Close, Clitheroe

### Directions

When travelling from our office proceed to the end of York Street. Turn left at the roundabout into Well Terrace. Continue into Waddington Road and bear left into Railway View Road. Continue past the railway station and Booths Supermarket. Proceed over the railway bridge and into Bawdlands. Turn left opposite Rufus Carr Garage into Henthorn Road. Proceed for approximately half a mile before turning left into Kenilworth Drive and then first right onto Stirling Close. The property can be found on the right-hand side.

### Services

Mains supplies of gas, electricity, water and drainage. Heating is from a Main Combi 30e combination boiler. Council tax is payable to RVBC Band C. We are advised the tenure is Freehold.

### Accommodation

A welcoming and practical porch opens to a wide hallway with plenty of space for a pram or console table. The open plan lounge/diner is a bright and airy space spanning the depth of the property. There is a flame effect electric fire for additional heat during the cooler months. The smart kitchen consists of grey shaker style units with dark oak effect laminate counters and brushed metal handles, Cooke and Lewis four ring gas hob, integrated microwave, Bloomberg oven with separate grille, washing machine, dishwasher and fridge. French doors open to a conservatory offering additional reception space. The owners have fit solid flooring through the ground floor.

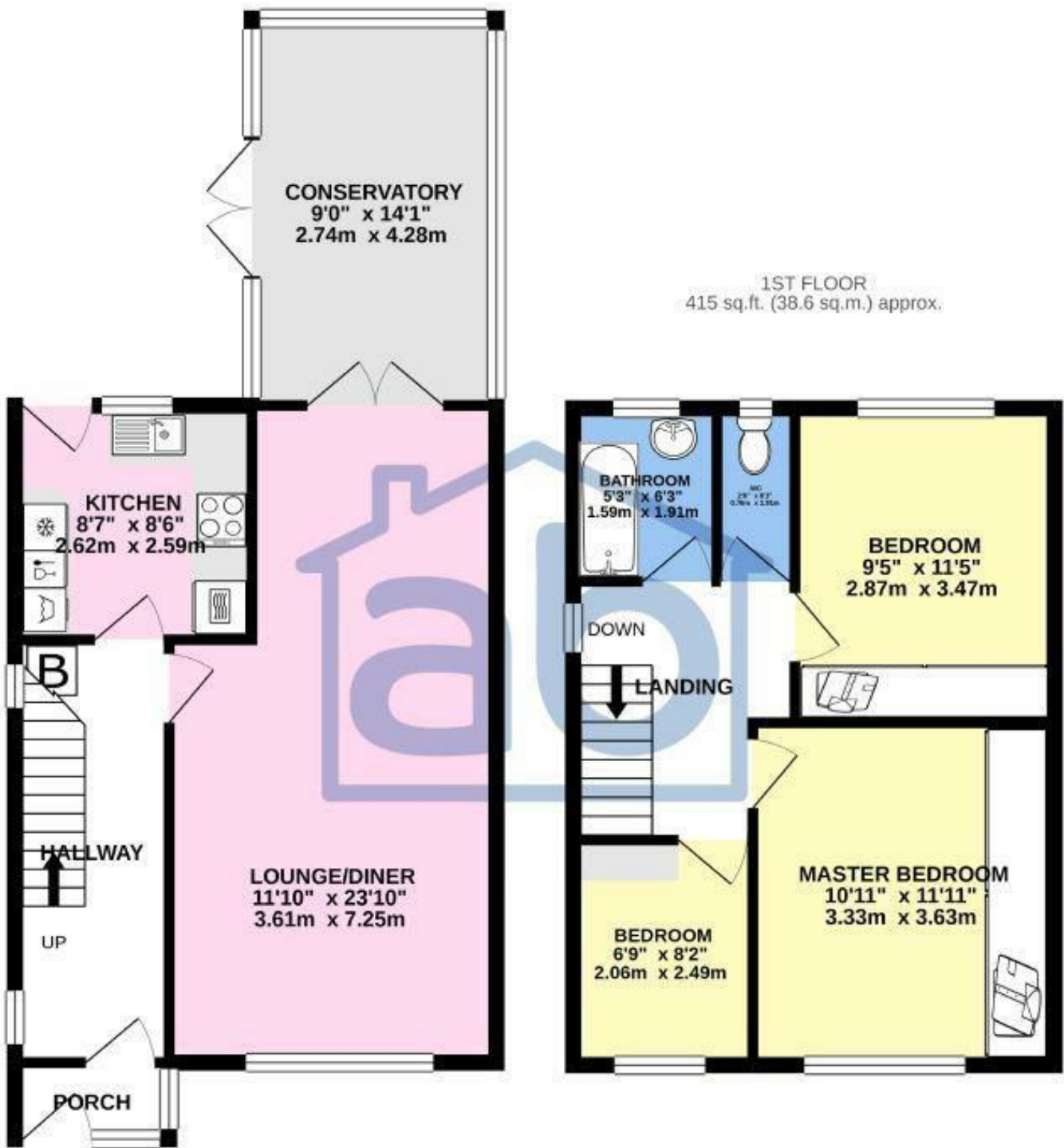
To the first floor you will find two well proportioned double bedrooms, both with built in wardrobes. The third room is an ample single, again with built in storage over the staircase bulkhead. The house bathroom consists of a bath with overhead thermostatic mixer shower, washbasin with vanity storage and a separate WC. Walls are tiles and ceiling panelled for practicality.

### Outside

To the front a low maintenance gravelled garden with planted shrubs and cherry tree. A tarmac drive leads to a detached single garage with power and light. At the rear is a stone flagged patio with artificial lawn flanked by planted borders; a perfect place to enjoy the nicer weather.

### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.



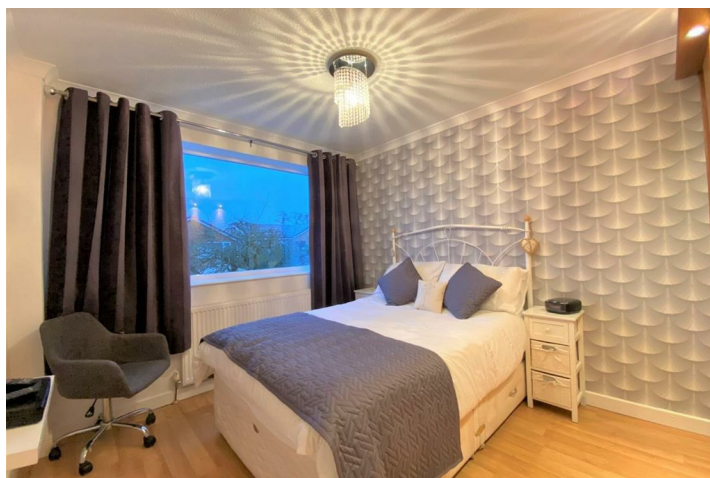
1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

12 STIRLING CLOSE, CLITHEROE, BB7 2QW

TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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