

**Church Brow Gardens, Clitheroe. BB7 2AB**

**£240,000 Freehold**

**FOR SALE**



stones young  
sales & lettings

Clitheroe  
50, Moor Lane, Clitheroe, BB7 1AJ

01200 408408  
clitheroe@stonesyoung.co.uk

## PROPERTY DESCRIPTION

This is a wonderful opportunity to purchase a modern stonebuilt semi-detached home situated within the highly desirable town centre area with superb walking distance to all the amenities, restaurants, shops and train station all just a stones throw away. The property sits in a prime position just off Church Brow within a very small development and is just a two minutes walk from Clitheroe Royal Grammar School and good walking distance to Ribblesdale High. It offers well appointed accommodation which still offers potential to enhance further and is being offered to market with no onward chain and would be an ideal hassle free purchase. The ground floor has a hallway, breakfast kitchen to the front which is open plan to a lovely sized lounge and conservatory to the rear with separate cloakroom. On the first floor is a three piece shower room and three bedrooms which enjoy elevated views across towards Pendle Hill to the rear.

Externally there is an ample front driveway with private parking leading to an attached single garage with up and over door, power and lighting, also housing a wall mounted combination gas central heating boiler. Rear window and personal door. To the rear is an attractive private stone paved patio garden with mature planted borders with shrubs and trees with stone boundary wall, timber fencing and side gate access. Early viewing is recommended.



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

With wooden external door, laminate wood flooring, spindle staircase leading to first floor, timber framed double glazed window, under stairs storage cupboard.

#### Breakfast Kitchen ( front)

10' 5" x 9' 7" (3.17m x 2.92m)

Attractive fitted kitchen with a range of wall and base units with complementary solid wood working surfaces, part tiled walls, 1½ bowl stainless steel sink drainer unit with mixer tap, co-ordinating freestanding island, plumbing for dishwasher, integrated stainless steel electric oven with 5-ring gas hob, laminate wood flooring, recessed spotlighting, timber framed double glazed window with pleasant outlooks over the cul-de-sac, open to lounge dining room.

#### Lounge & Dining Room

16' 7" x 14' 6" (5.05m x 4.42m)

Spacious room with panelled radiator, uPVC double glazed window, television point, uPVC sliding patio doors through to conservatory.

#### Cloakroom

2-pce white suite comprising low level w.c., hand wash basin, laminate wood flooring, extractor fan.

#### Conservatory

14' 6" x 9' 2" (4.42m x 2.79m)

uPVC and stone built construction with vinyl fitted wood style flooring, uPVC door leading through to side porch and garage.

### Side Porch

Wood personal rear door leading through to garage, uPVC french doors leading out into garden, laminate tiled flooring.

### First Floor

#### Landing

Spindle balustrade, loft access, uPVC double glazed window.

#### Bedroom one (front)

13' 0" x 9' 8" (3.96m x 2.95m)

Double sized room with carpet flooring, fitted wardrobes, uPVC double glazed window, panelled radiator, pleasant outlooks across cul-de-sac.

#### Bedroom Two (rear)

10' 8" x 9' 1" (3.25m x 2.77m)

Excellent double bedroom with new carpet flooring and newly decorated, uPVC double glazed window with fantastic elevated views across towards Pendle Hill, panelled radiator.

#### Bedroom Three (rear)

7' 3" x 7' 2" (2.21m x 2.18m)

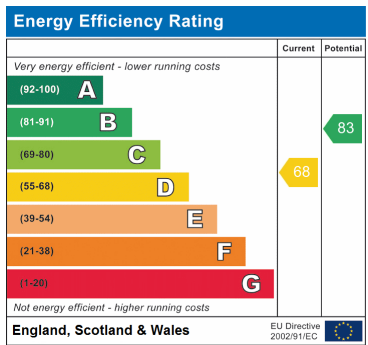
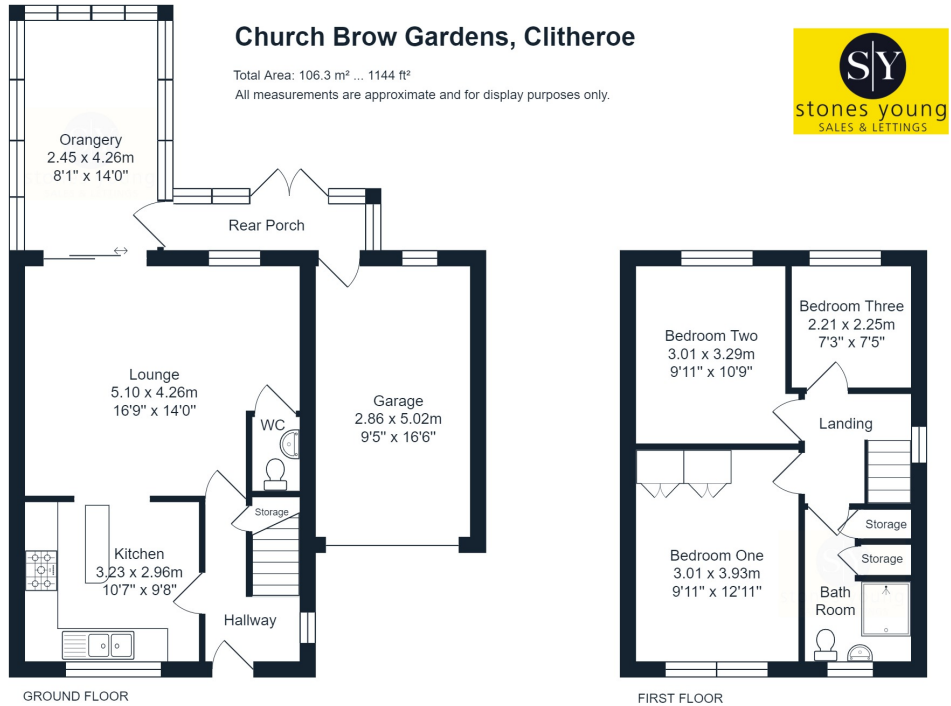
Single room with new carpet flooring and new decoration, panelled radiator, uPVC double glazed window with beautiful elevated views across towards Pendle Hill.

#### Shower Room/ Wet Room

Good sized wet room style shower enclosure with thermostatic controlled shower, pedestal wash basin, low level w.c., panelled radiator, anti slip flooring, part tiled walls, timber framed double glazed window, built-in storage cupboards.



# FLOORPLAN & EPC



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.

