

River Lea Gardens, Clitheroe. BB7 1QQ

£184,950 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

This beautifully presented modern semi-detached home situated on a popular small development within superb walking distance to the town centre, schools and amenities. The ground floor hosts a modern kitchen fully equipped with an integrated oven and hob, built-in fridge and freezer with attractive cream units and ample built-in storage. The open plan layout incorporates a dining area with French doors leading out to the south west facing garden, offering ideal indoor-outdoor living. The lounge is situated at the front with outlooks over the quiet cul-de-sac. The upper floor is home to the bathroom and two double bedrooms. The bathroom features a modern white suite and both bedrooms are bright, with attractive rear aspects towards Clitheroe Castle. With a lovely blend of functionality and style, early viewing is recommended.

Externally there is an excellent private driveway for two cars with lawned front garden area which could offer further potential for parking if required. Paved pathway leads to a side gate through to a private landscaped south west facing rear garden pleasantly laid to a good sized indian stone flagged patio and stone pebbled patio with low maintenance in mind, timber storage shed with power and lighting, timber fencing and rear stone wall.



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

Composite double glazed front door, panelled radiator.

#### Lounge

13' 11" x 9' 9" (4.24m x 2.97m)  
Oak style internal wood door, spindle staircase leading to first floor, coved cornicing, TV point, uPVC double glazed window, panelled radiator.

#### Dining Kitchen

12' 6" x 8' 3" (3.81m x 2.51m)  
Modern cream fitted wall and base units with complementary laminate working surfaces, tiled splash back, 1½ bowl sink drainer unit with mixer tap, integrated stainless steel electric oven with 4-ring gas hob and stainless steel extractor filter canopy over, plumbing for washing machine, uPVC french doors leading to garden, understairs storage cupboard, oak style internal doors, panelled radiator, integrated fridge and freezer, cupboard housing wall mounted combination gas central heating boiler, wood style flooring.

### First Floor

#### Landing

Spindle balustrade, loft access.

#### Bedroom One (rear)

12' 6" x 8' 5" (3.81m x 2.57m)  
Double room with carpet flooring, TV point, panelled radiator, uPVC double glazed window with views towards Clitheroe Castle.

#### Bedroom Two (front)

12' 7" x 7' 5" (3.84m x 2.26m)  
Double room with carpet flooring, built in cupboard, panelled radiator, 2 x uPVC double glazed windows.

#### Bathroom

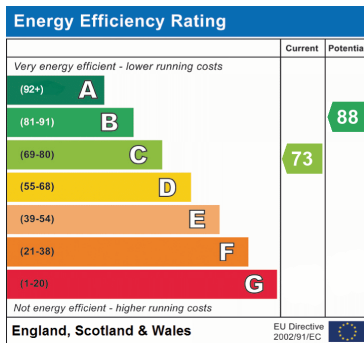
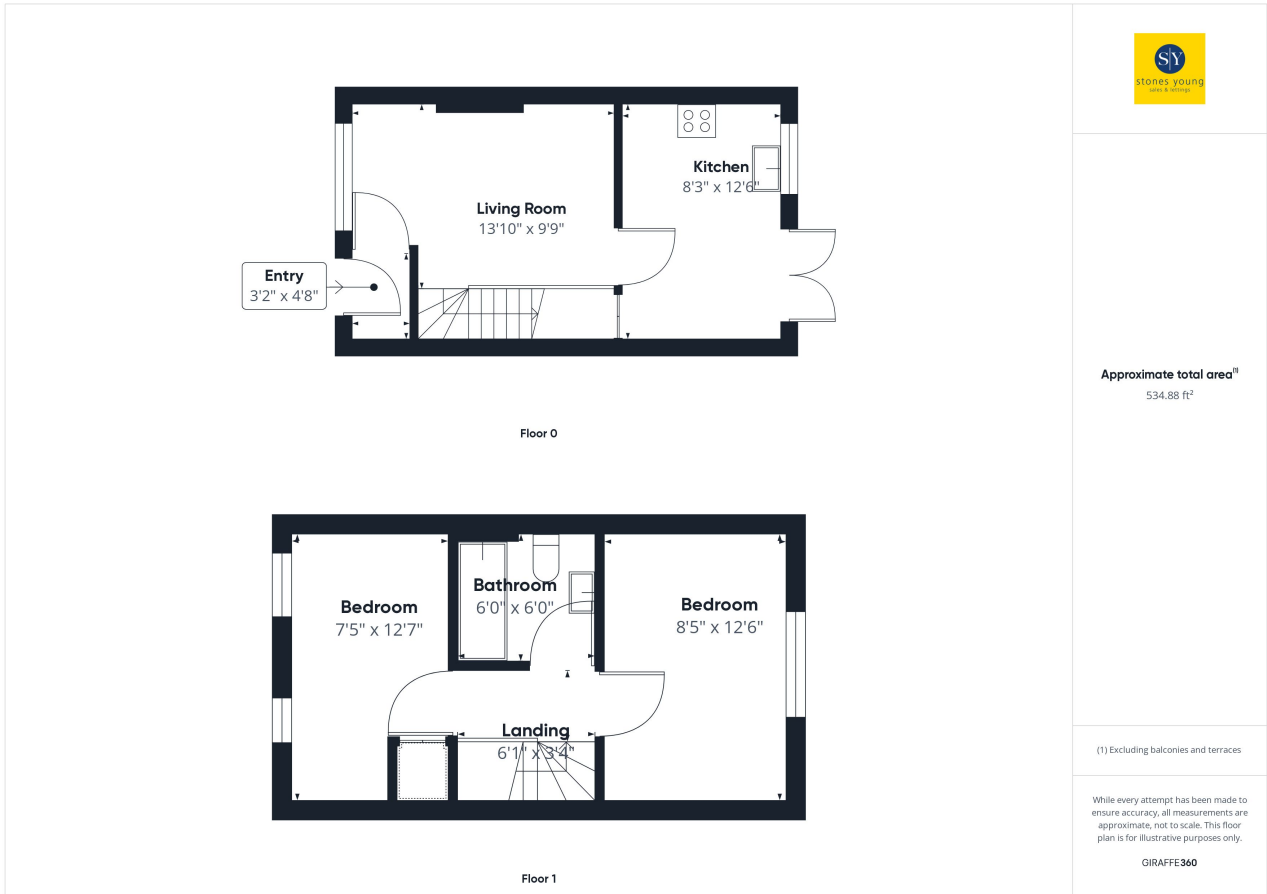
Attractive modern 3-pce white suite comprising panelled bath with direct feed rain shower over and additional thermostatic shower, mixer taps and folding glazed screen, pedestal wash basin with mixer tap, low level w.c., chrome ladder style radiator, modern panelled walls, extractor fan, tiled effect vinyl flooring.







# 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.