

Copperfield Close, Clitheroe. BB7 1ER

£209,950 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

This desirable stonebuilt modern semi-detached house is situated tucked away on an excellent cul-de-sac position at the far end of Copperfield Close within a favoured small modern development within walking distance to the town centre and its array of amenities. This well appointed property is being offered to the market with no onward chain and will ideally suit a variety of purchasers including first time buyers, downsizers, families or anyone looking for a hassle free move. Upon entrance off the hallway is a two piece cloakroom, a light and airy spacious lounge which opens through to a fitted dining kitchen with built in cream units and integrated oven and hob with french doors leading through to a conservatory. The first floor has three bedrooms off the landing and an attractive modern three piece bathroom.

Externally the property offers private parking with side tarmac driveway for two cars. Lawned front garden area with hedge and tree borders and front pathway. Rear gate access leads through to a lovely indian stone flagged patio garden with attractive mature well stocked garden borders with bedding plants, trees and shrubs, timber storage shed and timber fencing surround. Early viewing is recommended to fully appreciate the tucked away location.

## FEATURES

- Modern Semi-Detached House
- Attractive Tucked Away Cul-De-sac Position
- Well Appointed Accom. With Further Potential
- Generous Lounge & Dining Kitchen
- 3 Bedrooms & Modern 3-pce Bathroom
- Conservatory, Cloaks, Gas CH & PVC DG
- Front & Rear Gardens, 2 Car Driveway
- 75 m2 (785 sq ft) approx. No Chain



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

External composite double glazed front door, uPVC double glazed window, vinyl fitted flooring.

#### Cloakroom

2-pce white suite comprising vanity wash basin with built in cupboard under with mixer tap, low level w.c., part tiled walls, vinyl fitted flooring, panelled radiator, uPVC double glazed window.

#### Lounge

15' 7" x 14' 6" (4.75m x 4.42m)  
Spacious room with attractive feature limestone fireplace surround and hearth housing log effect electric fire, spindle staircase leading to first floor, panelled radiator, television point, telephone point, uPVC double glazed window with pleasant outlooks across cul-de-sac.

#### Dining Kitchen

14' 6" x 8' 3" (4.42m x 2.51m)  
Cream fitted wall and base units with complementary laminate working surfaces, 1½ bowl sink drainer unit with mixer tap, plumbing for washing machine, eye level electric double oven and grill with 4-ring electric hob and stainless steel extractor filter canopy, part tiled walls, tiled effect fitted vinyl flooring, cupboard housing wall mounted Potterton gas central boiler, uPVC double glazed window, additional wall extractor fan, dining area with uPVC french doors leading through to conservatory, built in understairs storage cupboard.

#### Conservatory

11' 2" x 7' 7" (3.40m x 2.31m)

### First Floor

#### Landing

Wood spindle balustrade, uPVC double glazed window.

#### Bedroom One (front)

13' 3" x 8' 4" (4.04m x 2.54m)  
Double bedroom with carpet flooring, fitted wardrobes, panelled radiator, uPVC double glazed window.

#### Bedroom Two (rear)

10' 8" x 8' 1" (3.25m x 2.46m)  
Double sized room with carpet flooring, fitted wardrobes, panelled radiator, loft access with ladder leading to partially boarded area, uPVC double glazed window with views across towards Pendle Hill.

#### Bedroom Three (front)

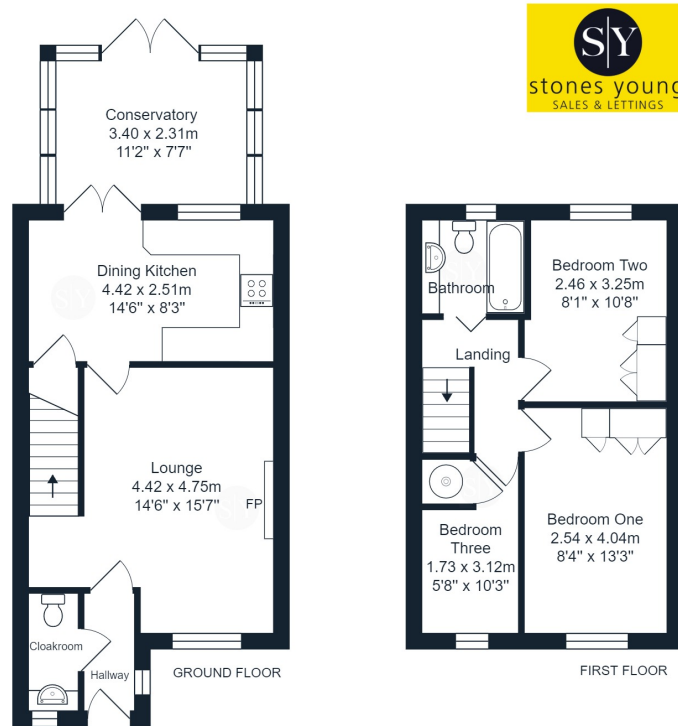
10' 3" max. x 5' 8" (3.12m x 1.73m)  
Single sized room with carpet flooring, panelled radiator, built in storage cupboard also housing hot water cylinder, uPVC double glazed window.

#### Bathroom

Modern 3-pce white suite comprising panelled bath with thermostatic shower over, low level w.c., vanity wash basin with surface surround and built in cupboards and drawers under, extractor fan, wall mounted ladder style radiator, fully 5tiled walls, tiled flooring, recessed spotlights, uPVC double glazed window.



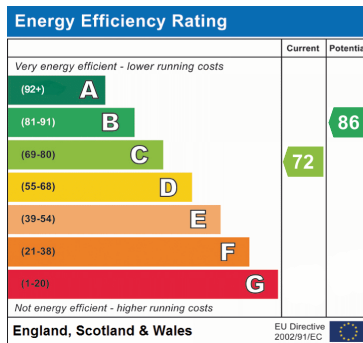
# FLOORPLAN & EPC



## Copperfield Close, Clitheroe

Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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.