

9 Stephen Mews, Clitheroe, Lancashire. BB7 1EP

£254,500 Leasehold

REDUCED



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Clitheroe
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PROPERTY DESCRIPTION

**** IMPRESSIVE 4 BEDROOM MODERN MEWS HOUSE IN A QUITE CUL-DE-SAC POSITION WITH NO ONWARD CHAIN **** This desirable home offers immaculate well appointed accommodation and is just a short walk to the recently opened Primrose Lodge Nature Reserve.

This lovely property is set within a favoured modern development, well located within walking distance to the town centre and its array of amenities. The ground floor is light and airy with a bright entrance hall and cloakroom, and positioned to the rear of the property is the stunning contemporary high gloss fitted dining kitchen with an array of integrated appliances and storage with French doors opening onto the rear garden and patio. On the first floor off the landing is the bright, spacious lounge, a generous bedroom and the good sized modern family bathroom. On the second floor are two further double bed bedrooms, the master has a beautiful en-suite shower room and a single bedroom which is currently being utilised as an office.

Tarmac driveway provides parking leading to a single garage with up and over door, power and lighting, and a further allocated parking space. To the rear there is a generous lawned garden with planted borders and a patio area perfect for al-fresco entertaining. There is no onward chain with this property and early viewing is highly recommended.

FEATURES

- Impressive Modern Townhouse
- Excellent Family Accom. Over 3 Floors
- Light & Airy Living Room, Modern Dining Kitchen
- 4 Bedrooms, 1 En-suite & Family Bathroom
- Landscaped South Facing Gardens, Garage
- Tucked Away Cul-De-Sac; No Onward Chain
- Parking, Gas CH, PVC DG
- Popular Established Development



ROOM DESCRIPTIONS

Ground Floor

Hallway

Composite front door, with laminate flooring, under stairs storage cupboard, stairs to first floor, panelled radiator.

Kitchen

15'10" x 10'2"

Integrated double electric oven, gas hob with 5-ring burner, extractor filter canopy over, fridge, freezer, dishwasher, washing machine, 1½ stainless steel sink drainer unit, ceiling spot lights, uPVC double glazed window, uPVC double glazed French doors, laminate flooring, panel radiator.

Cloak room

comprising 2-pce white suite, tiled splash back, laminate flooring, panel radiator.

First Floor

Landing

With carpet flooring, spindle balustrade, stairs to 2nd floor

Lounge

15'9" x 10'2"

With carpet flooring x2 uPVC double glazed window, panel radiator.

Bedroom Three

9'7" x 8'6"

With carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

8'7" x 5'6"

3-pce white suite comprising tiled splash back, ceiling spot lights, heated towel radiator, lino flooring.

Second Floor

Landing

Carpet flooring, loft access, spindle balustrade

Bedroom One

12'9" x 8'6"

with carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

Ensuite

7'2" x 6'11"

2 -pce white suite comprising shower enclosure with mains fed shower, heated towel radiator, uPVC double glazed window

Bedroom Two

11'3" x 8'06"

With carpet flooring, uPVC double glazed window, panel radiator.

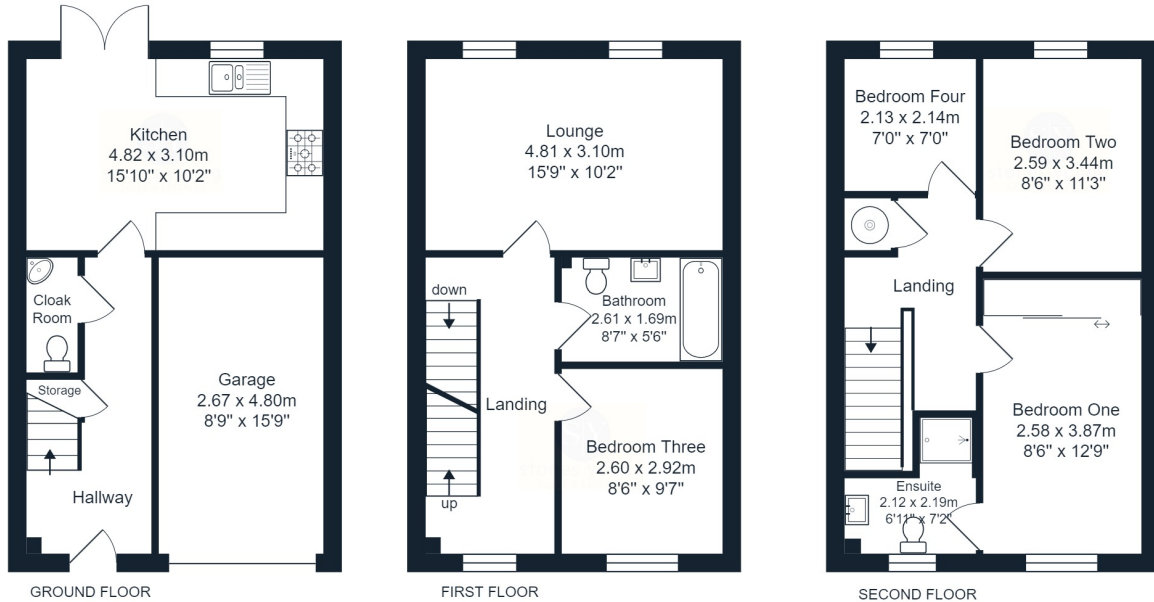
Bedroom Four

7'0" x 7'0"

With carpet flooring, uPVC double glazed window, panel radiator.



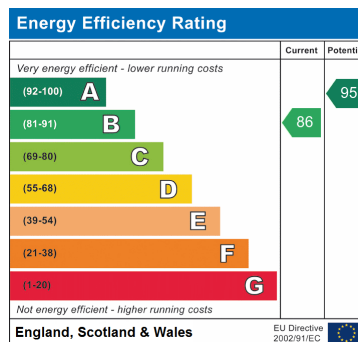
FLOORPLAN & EPC



Stephen Mews, Clitheroe

Total Area: 115.8 m² ... 1247 ft²

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.

