

16 HIPPIINGS WAY
CLITHEROE
BB7 2PQ

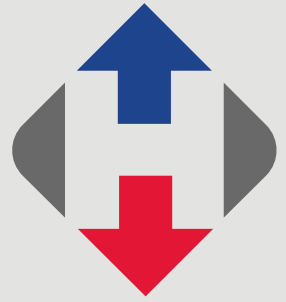
£349,500



- Excellent detached family home
- 3 receptions, kitchen & utility
- Superb Ribble Valley location
- Gas CH & PVC double glazing
- Plot adjoining open fields
- 4 bedrooms, master en-suite
- Driveway & garage
- 117 m2 (1,256 sq ft) approx.

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A detached family home situated in an excellent spot with gardens adjoining open fields and enjoying superb views of the surrounding countryside. The property lies in one of Clitheroe's most sought after areas, offering ease of access to both the Ribble Valley countryside as well as the town centre and the many amenities.



The accommodation comprises an entrance hallway, living room, lounge, dining room, fitted kitchen, useful utility, integral garage, house bathroom and four bedrooms, the master having an en-suite bathroom.

LOCATION: From our sales office proceed down Castle Street and straight on into York Street. At the roundabout turn left and then proceed straight over the next roundabout into Waddington Road. Continue under the railway bridge and take the third right turning into Eastham Street. Follow the road down, turn right at the T-junction and then 2ND right into Hippings Way. Number 16 can be found almost straight ahead.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With external composite door, telephone point, staircase to the first floor landing.

LIVING ROOM: 5.0m x 3.5m (16'6" x 11'4"); with electric fire in feature surround, 3 wall light points, television point, PVC patio doors to the rear garden.

DINING ROOM: 3.7m x 2.8m (12'3" x 9'3").

LOUNGE: 3.1m x 2.5m (10'3" x 8'3"); with television point.

KITCHEN: 3.4m x 2.7m (11'3" x 8'11"); range of modern fitted base and matching wall storage cupboards with complementary working surfaces, range of built-in appliances including double electric oven, dishwasher and fridge, 4-ring electric hob with stainless steel extractor hood over, Karndean flooring.

UTILITY ROOM: 2.4m x 1.7m (8' x 5'5"); with base level storage cupboards and complementary working surfaces, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, PVC external door to the side of the property. Integral door to:

GARAGE: 5.3m x 2.7m (17'6" x 8'10") with electric remote roller door, electric meter cupboard, central heating boiler, power and lighting points.

FIRST FLOOR:

LANDING: With attic access, built-in storage cupboard housing hot water cylinder.





BEDROOM ONE: 4.5m x 2.8m (14'8" x 9'3"); with fitted corner wardrobes and fitted chest of drawers, telephone point.

EN-SUITE BATHROOM: With 3-piece suite comprising vanity washbasin, low suite w.c. and panelled bath with plumbed shower over, vanity curtain and rail, fully tiled walls.

BEDROOM TWO: 3.1m x 2.9m (10'2" x 9'7"); fitted wardrobes to one wall and fitted bedside tables, fitted corner unit.

BEDROOM THREE: 3.0m x 2.9m (9'9" x 9'6"); with fitted wardrobes and unit.

BEDROOM FOUR: 2.7m x 2.4m max, 1.8m min (9' x 8' max, 6' min).

BATHROOM: With 3-piece suite comprising low suite w.c., vanity washbasin and panelled bath with shower mixer taps. Half-tiled walls, extractor fan.

OUTSIDE: To the front of the property a driveway provides off-road parking for 2 cars leading to the integral garage, To the front is a majority lawned garden with shrubs and trees surrounding. Pathways lead round both sides of the property to a good-sized, majority lawned

rear garden with paved patio area, shrubs and small trees. The rear and side of the property adjoin open fields and enjoy superb distant views over the surrounding Ribble Valley countryside,

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

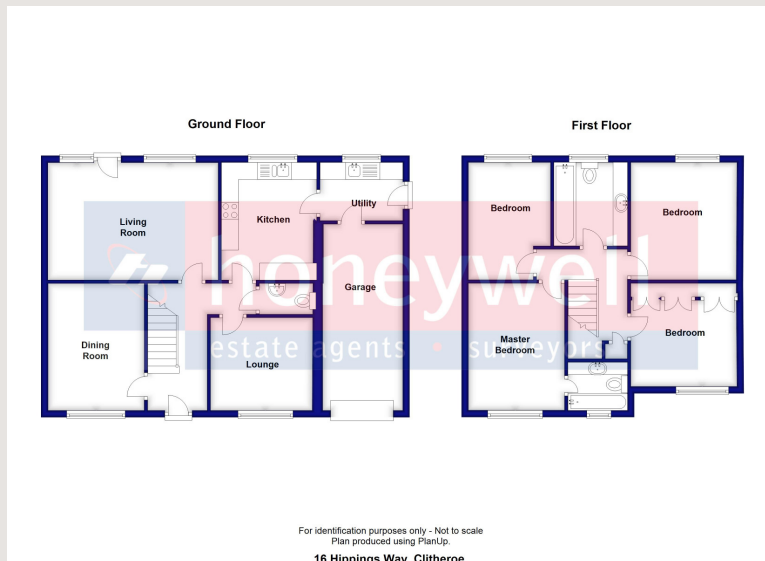
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





16 Hippings Way, Clitheroe, BB7 2PQ
MJ/SMR/190220

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk
The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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