

26 LUDLOW ROAD
CLITHEROE
BB7 2RJ

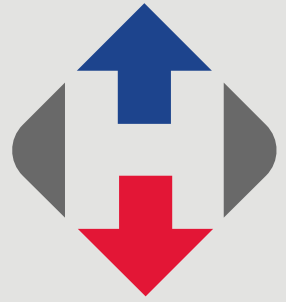
£226,500



- An immaculate semi-detached home
- 3 bedrooms, master en-suite
- 3-piece bathroom with shower
- Bright spacious Living room
- Lawned gardens with views
- Modern fitted dining kitchen
- Gas CH & PVC DG
- Much sought after development

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Situated in an enviable location on a much sought after development on the edge of Clitheroe, this three bedroom semi detached home is presented to a superb standard throughout. The property comprises a good size bright living room, useful cloakroom, excellent spacious dining kitchen with French doors out onto the good sized lawned rear gardens. On the first floor the master bedroom enjoys an en suite shower room, two further bedrooms look out over the gardens and there is a house bathroom with shower.



The property benefits from off-road parking for two cars to the front. Viewing is recommended.

LOCATION: From our sales office travel down Parson Lane and straight over the mini roundabout, crossing the railway bridge into Bawdlands. Follow the road along before turning left into Henthorn Road. Follow the road down passing the park on the left hand side and proceeding down for a few hundred yards more before turning left onto Ludlow Road. Number 26 can be found on the right hand side.

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

ENTRANCE HALLWAY: With composite external door, staircase to the first floor landing, and understairs storage cupboard.

CLOAKROOM: With 2-piece suite comprising low level w.c., pedestal hand washbasin, part-tiled walls, extractor fan and wood effect flooring.

LIVING ROOM: 4.8m x 3.5m (15'7" x 11'4"); with television point and telephone point.

DINING KITCHEN: 5.0m x 2.7m (16'6" x 9'); with a range of fitted base and matching wall storage cupboards with complementary wood effect working surfaces and splashbacks, built-in electric oven, 5-ring gas hob with extractor hood over, built-in microwave oven, one and a half bowl stainless steel sink unit with mixer tap, built-in dishwasher, built-in washing machine, built-in fridge freezer, housed combination central heating boiler, wood effect flooring and UPVC French doors to the rear of the property.

FIRST FLOOR:

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

BEDROOM ONE: 3.8m x 3.2m (12'4" x 10'7").





EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low level w.c., pedestal hand washbasin, corner shower enclosure with plumbed shower, partially-tiled walls, low voltage lighting, extractor fan, shaver point and wood effect flooring.

BEDROOM TWO: 2.8m x 2.7m (9'2" x 8'10").

BEDROOM THREE: 2.8m x 2.2m (9'2" x 7'4").

BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand washbasin a panelled bath, partially-tiled walls, low voltage lights, extractor fan and wood effect flooring.

OUTSIDE: To the front of the property is a paved driveway providing off-road parking for 2 cars, a pathway leads round the side of the property to a good-sized majority lawned rear garden with paved patio area. The rear of the property adjoins open fields and enjoys a view of the nearby countryside.

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

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

COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.

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26 Ludlow Road, Clitheroe, BB7 2RJ
MJ/ZR/141119

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