

10 ABBOT WALK
CLITHEROE
BB7 1JE

£345,000

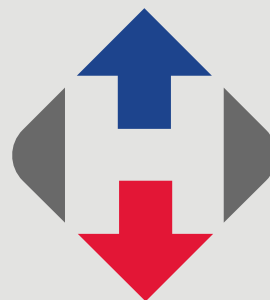


- A spacious detached family home
- Much sought after cul-de-sac location
- 4 bedrooms, master en suite
- Living room open to conservatory
- Fitted kitchen, dining room, study
- Excellent size plot with double garage
- Gas CH & UPVC double glazing
- 142 m2 (1,526 sq ft) approx.

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Situated in a small, much sought after cul-de-sac on the Highmoor Park development in Clitheroe this four bedroom detached family home enjoys a superb plot with good-sized gardens, a driveway and detached double garage.

The accommodation comprises an entrance hallway, cloakroom, living room open to conservatory, dining room, study, fitted kitchen and utility room. On the first floor are four bedrooms, the master with a generous en-suite bathroom and a modern three-piece shower room. Clitheroe's amenities are within walking distance and the A59 lies close by providing a great link to the road network.



LOCATION: From our sales office travel down Castle Street and turn right into Wellgate. Follow the road straight down and at the junction turn right. Turn left at the mini roundabout and follow the road up the hill. At the next mini roundabout turn left onto the Highmoor Park development. Take the second right turn onto Abbot Walk and number 10 is on the right-hand side.

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

ENTRANCE PORCH: With composite external door, staircase to first floor landing.

CLOAKROOM: With a 2-piece suite comprising a low level w.c. and pedestal hand washbasin, vinyl flooring.

LIVING ROOM: 5.2m x 2.3m, (17'2" x 7'8"); with an electric fire and feature surround, television and telephone point, open to UPVC conservatory.

CONSERVATORY: 3.6m x 3.2m (11'11" x 10'5"); with laminate effect wood flooring, UPVC patio doors to the front gardens.

STUDY: 3.0m x 2.6m (9'9" x 8'6").

DINING ROOM: 4.0 m x 3.0m (13'3" x 9'9").

FITTED KITCHEN: 4.9m x 2.8m max, 1.9m min (16' x 9'1" max, 6'2" min); range of fitted base matching wall storage cupboards and display cabinets with complementary working surfaces, built-in electric oven, built-in combination microwave, built-in dishwasher, 4 ring gas hob with extractor hood over, one and half bowl sink unit, partially-tiled walls, tiled flooring, under stairs storage cupboard.

UTILITY ROOM: 2.3m x 2.0 (7'8" x 6'6"); with base level storage cupboards, complementary working surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, ventilated for a tumble dryer, tiled flooring, partially-tiled walls, composite external door to the side of the property.





FIRST FLOOR:

LANDING: With built-in storage cupboard, housing Viessmann combination central heating boiler.

BEDROOM ONE: 4.3m x 3.6m (14'1" x 11'8"); with Sharps fitted wardrobes to one wall, matching bedside table and drawers and matching dressing table, television and telephone point.

EN-SUITE BATHROOM: With a 3-piece suite comprising a concealed low level w.c, sink unit and a panelled bath with plumbed shower over and vanity screen, heated towel rail, fully tiled walls and floor.

BEDROOM TWO: 3.4m x 3.3m (11'1" x 10'11"); with built-in wardrobes to one wall, dressing table.

BEDROOM THREE: 3.0m x 3.0m (9'11" x 9'9").

BEDROOM FOUR: 3.0m x 2.4m (9'11" x 7'9").

HOUSE BATHROOM: With 3-piece suite in white comprising low level w.c., vanity wash handbasin and a corner shower enclosure with plumbed shower, fully tiled walls and heated towel rail.



OUTSIDE: The property is situated on a generous plot with a tarmac driveway providing parking for approximately 4 cars leading to a detached double garage with power and lighting points and 2 up-and-over doors. To the rear of the property is a low maintenance garden with flowerbeds and shrubs. To the front of the property is a low maintenance patio area with shrubs surrounding. The property benefits from PVC fascias and soffits.

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

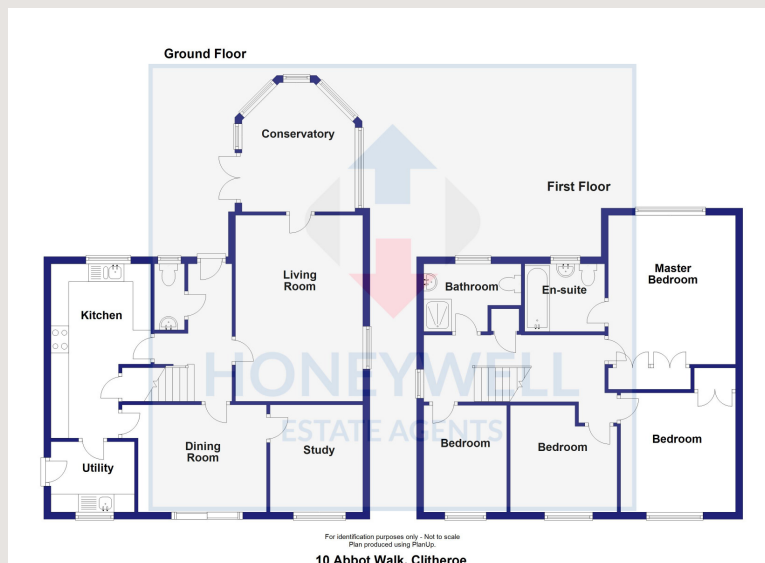
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND 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.





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MJ/LC/250220

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