

1 HERON MEWS
LOW MOOR, CLITHEROE
BB7 2QU



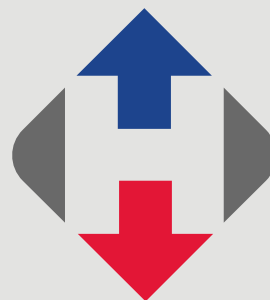
£345,000

Part-exchange considered up to £250,000



- Spacious modern detached house
- Lounge, study & utility
- South facing rear garden
- Cul-de-sac of 4 houses
- 4 bedrooms, en-suite
- Open plan kitchen & dining room
- Large single garage, driveway
- 124 m² (1,334 sq ft) approx.

A spacious modern detached house built by Taylor Wimpey in 2014 which is situated on a small cul-de-sac of just four houses. This house offers well planned family accommodation with a spacious entrance hallway with return staircase, cloakroom, study, lounge with French doors, utility and an open plan kitchen and dining room with French doors.



The first floor comprises a master bedroom with wardrobes and an en-suite bathroom, three further bedrooms and 3-piece bathroom.

Externally there is a driveway providing parking for up to four cars, an attached garage and a good-sized south facing rear garden with patio and lawn. Viewing is essential.

LOCATION: Travelling down Edisford Road from Clitheroe town centre, turn right before St Paul's Church into St Paul's Street. Turn second right into Queen Street and at the end turn left into Union Street. At the end turn right into Chapel Close and Heron Mews can be found at the end on the right hand side.

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

ENTRANCE HALLWAY: With tiled floor, return staircase off to the first floor with understairs storage cupboard, BT telephone point, alarm control panel.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush and corner pedestal wash handbasin with chrome tap and tiled splashback, extractor fan.

STUDY: 2.5m x 2.6m (8'3" x 8'5").

LOUNGE: 4.2m x 3.5m (13'9" x 11'6"); with fireplace housing 'Living Flame' electric fire,

attractive surround, BT telephone point, television point, PVC French doors opening onto the rear garden.

KITCHEN: 3.5m x 3.1m (11'4" x 10'2"); with a modern range of gloss wall and base units with complementary laminate working surface and splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated Zanussi stainless steel electric fan oven with stainless steel 4-ring gas hob, stainless steel splashback and extractor canopy over, integrated Zanussi dishwasher and fridge freezer, high gloss tiled floor, recessed spotlighting. Open to:

DINING ROOM: 3.3m x 3.1m (10'10" x 10'3"); with recessed spotlighting, high gloss tiled floor and PVC glazed French doors opening onto rear garden.

UTILITY ROOM: 2.0m x 1.8m (6'8" x 5'10"); with recessed spotlighting, fitted





FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, loft access, storage cupboard housing hot water cylinder.

BEDROOM ONE: 3.7m + wardrobes x 3.2m (12'3" + wardrobes x 10'7"); fitted range of double wardrobes, television point.

EN-SUITE SHOWER ROOM: With 3-piece suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps and corner shower enclosure with fitted Aqualisa thermostatic shower, part-tiled walls, recessed spotlighting, extractor fan.

BEDROOM TWO: 3.3m opening to 4.3m x 3.6m (10'8" opening to 14' x 11'9").

BEDROOM THREE: 3.4m x 2.5m (11'2" x 8'3").

BEDROOM FOUR: 3.2m x 2.4m narrowing to 1.7m (10'6" x 7'11" narrowing to 5'7").

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush,

pedestal wash handbasin with chrome taps and panelled bath with chrome mixer tap, part-tiled walls, recessed spotlighting, extractor fan.

OUTSIDE: To the front of the property is a lawned garden with tarmac driveway providing parking for up to 4 cars leading to a large single attached GARAGE 5.3m x 3.1m (17'5" x 10') with up-and-over door, power and light, wall-mounted combination central heating boiler, personal door to the rear. Good-sized south facing enclosed rear garden with paved pathways and patio, large lawn, boundary fencing and wall. Outside lighting.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames. The heating system has the lounge zoned separately so the heat in this room can be controlled independently.

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

TENURE: We have been informed by the owners that the property is freehold.





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CD/SMR/111220

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
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T: 01282 698200 E: barrowford@honeywell.co.uk

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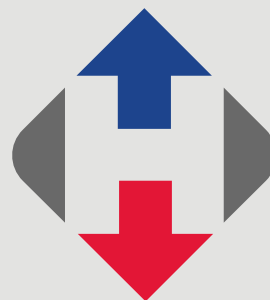
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