

115 RIBCHESTER ROAD
CLAYTON-LE-DALE
BB1 9HQ

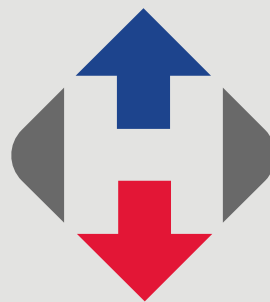
£399,000



- A large detached family home
- Situated in an excellent sized plot
- 4 bedrooms, bath & shower rooms
- 2 reception rooms & conservatory
- Driveway & detached garage
- In need of some modernisation
- Gas CH & UPVC double glazing
- 161 m2 (1,733 sq ft) approx.

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A large detached family home situated in good sized plot with excellent south facing rear garden and also benefitting from a driveway and large detached garage.



The property provides spacious living accommodation throughout with two reception rooms, a fitted kitchen and a huge conservatory looking onto the rear gardens. On the ground floor are two double bedrooms and a house bathroom whilst the first floor comprises two larger bedrooms, a shower room, study and walk in wardrobe. The property does now require some modernisation but offers superb potential for a unique family home.

LOCATION: Leave Clitheroe on the A59 bypass and head west in the direction of Preston. Follow the road along to the large roundabout at Langho and take the third exit, staying on the A59 bypass. Head to the next set of traffic lights and turn left onto Ribchester Road. Follow the road up the hill and number 115 can be found on the right hand side of the road, just before The Bonny Inn on the opposite side.

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

ENTRANCE HALLWAY: With a leadlight external doorway, laminate wood effect flooring, staircase to the first floor landing, understairs storage cupboard and 2 wall light points.

DINING ROOM: 3.7m x 3.2m (12'0" x 10'6"); with a UPVC bay window and sliding double doors through to lounge.

LOUNGE: 4.0m x 3.4m (13'2" x 11'2"); with a 'Living Flame' gas fire in a feature surround, television point and 3 wall light points.

FITTED KITCHEN: 6.4m x 1.9m (20'10" x 6'2"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces, built-in double oven, 4-ring gas hob, one-and-a-half bowl sink unit, plumbed and drained for an automatic washing machine and dishwasher, low voltage lighting, double glazed Velux window and part-tiled walls.

LARGE CONSERVATORY: 5.7m x 4.4m (18'8" x 14'5"); with built-in storage cupboards, a full length cabinet to one wall, multi-fuel stove, television point and UPVC double doors to the rear garden.

BEDROOM FOUR: 3.6m x 3.4m (11'9" x 11'1"); with wooden floor and built-in wardrobes.

BEDROOM THREE: 3.7m x 3.2m (12'0" x 10'5"); with feature bay window and cosmetic fireplace.





BATHROOM: With a 3-piece white suite comprising a panelled bath with plumbed shower over and vanity screen, vanity wash handbasin and concealed low level w.c., built-in storage cabinets, low voltage lighting and extractor fan.

FIRST FLOOR:

LANDING: With attic access point, built-in storage cupboard and low voltage lighting.

BEDROOM TWO: 5.2m x 3.2m (17'2" x 10'7"); with built-in under-eaves storage, low voltage lighting, television point and telephone point.

SHOWER ROOM: With a 4-piece suite comprising a corner shower enclosure with a plumbed shower, vanity wash handbasin, low level w.c. and a bidet, part-tiled walls and tiled floor.

BEDROOM ONE: 5.3m x 3.7m max/3.4m min (17'3" x 12'0" max/11'1" min); with telephone point and built-in under-eaves storage space.

WALK-IN WARDROBE: 2.4m x 2.1m (8'0" x 6'9").



STUDY: 2.6m x 2.1m (8'5" x 6'9") with a wall-mounted combination Worcester central heating boiler (installed October 2018).

OUTSIDE: To the front of the property is a tarmac driveway and turning area providing off-road parking for approximately 4 cars. The driveway leads to an excellent sized DETACHED GARAGE measuring 8.1m x 3.3m (26'5" x 10'9") with up-and-over garage door, UPVC external door to the side, power and lighting points and stainless steel sink unit. To the front of the property is a lawned garden with flowerbeds and shrubs surrounding. To the rear is an excellent sized south facing rear garden, the majority of which is lawned with 2 separate paved patio areas, flowerbeds and shrubs surrounding and a greenhouse.

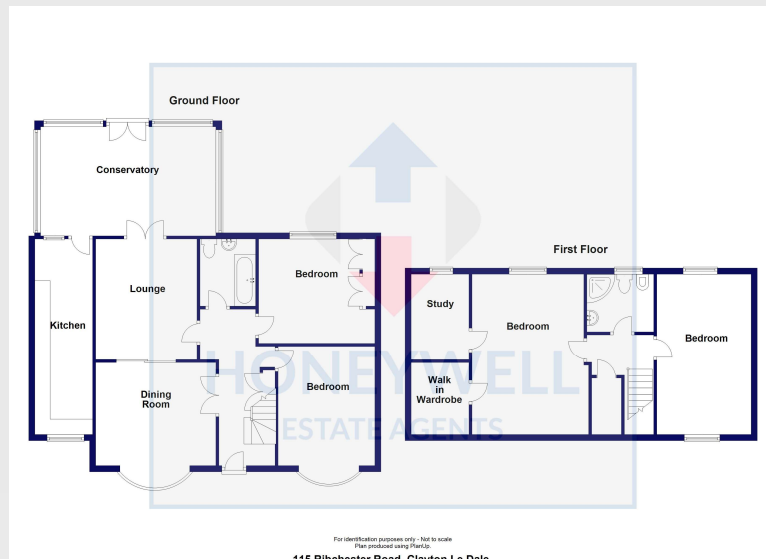
HEATING: Gas central heating complemented by double glazed windows in UPVC frames throughout.

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

COUNCIL TAX: BAND D.

VIEWING: By appointment with our office.





For identification purposes only - Not to scale
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