

21 RIVERLEA GARDENS
CLITHEROE
BB7 1QQ

£269,950

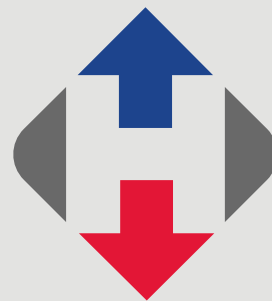


- An immaculate detached family home
- Large corner plot adjoining brook
- 3 bedrooms, superb bath & shower rm
- Extended garden room
- Living room with French doors
- Driveway & detached garage
- Gas CH & UPVC double glazing
- 74m² (795 sq ft) approx.

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Situated in a quiet cul-de-sac, a short walk from Clitheroe town centre, this detached family home enjoys a corner plot position adjoining a small brook, with gardens to the front, side and rear, with the rear garden enjoying a southerly aspect.

The property has been recently extended and modernised throughout with the addition of a modern fitted kitchen, superb bathroom and shower room, new central heating system and new windows and doors throughout, along with other upgrades. Further accommodation comprises a living room with French doors to the side garden, dining room open to garden room and three first floor bedrooms. The property benefits from a good-sized detached garage and off road parking for 3 cars.



LOCATION: From our sales office in Clitheroe, travel down Castle Street and straight onto York Street. At the roundabout take the third exit onto Waterloo Road and follow the road around to the right hand side. Turn next left onto Holden Street and then turn immediately left again onto Riverlea Gardens. Follow the road around to the left again and number 21 is on the left hand side just after the bridge.

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

ENTRANCE PORCH: With a composite external door and Amtico flooring.

SHOWER ROOM: With a white 3-piece suite comprising a low level w.c., vanity wash handbasin and a shower enclosure with plumbed Mira shower. Fully tiled walls, Amtico flooring, stainless steel towel rail and low voltage lighting.

LIVING ROOM: 4.7m x 4.5m (15'4" x 14'10"); with television and telephone points, 'Living Flame' gas fire in feature surround, UPVC French

doors to the side of the property and staircase to the first floor landing.

DINING ROOM: 2.6m x 2.4m (8'8" x 8'0"); with Amtico flooring, downstairs storage cupboard and open to fitted kitchen.

FITTED KITCHEN: 2.8m x 2.0m (9'4" x 6'6"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and plinth lights. A range of built-in appliances including double electric oven, 4-ring gas hob with a stainless steel extractor over, dishwasher, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, part-tiled walls, wine rack and low voltage lighting.

GARDEN ROOM: 2.3m x 2.3m (7'6" x 7'5"); leading from the dining room with Amtico flooring, a blue glass roof and patio doors onto the rear garden.





FIRST FLOOR:

LANDING: With attic access point and airing cupboard housing combination central heating boiler.

BEDROOM ONE: 3.8m x 2.6m to wardrobes (12'7" x 8'8" to wardrobes); with a range of fitted wardrobes to one wall and low voltage lighting.

BEDROOM TWO: 2.7m x 2.6m (8'9" x 8'7").

BEDROOM THREE: 2.6m x 1.9m (8'8" x 6'2").

BATHROOM: With modern 3-piece white suite comprising a concealed low level w.c., vanity wash handbasin and a shower-bath with vanity screen, Mira shower over and additional rainfall shower. Bathroom units and mirrored cupboard, low voltage lighting, extractor fan, majority tiled walls, vinyl floor, app-controlled bath with remote filling and temperature controls.

OUTSIDE: The property is situated in a corner plot with a driveway providing off-road parking for 3 cars leading to a DETACHED GARAGE measuring 5.5m x 2.7m (18'0" x 9'0") with power and light points and overhead door. The front garden is mainly laid to lawn with stone pathways. There is a gate to a side garden with a paved area

for a summerhouse and additional decked area overlooking the adjoining brook. There is a pathway round to the rear of the property with flowerbeds, shrubs, small trees and artificial grass. The rear garden also adjoins the brook and enjoys a south-facing rear aspect.

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.

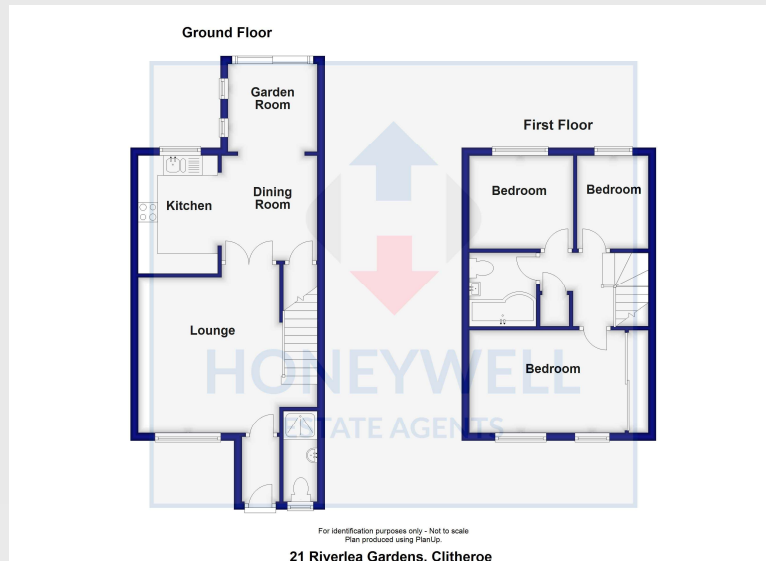
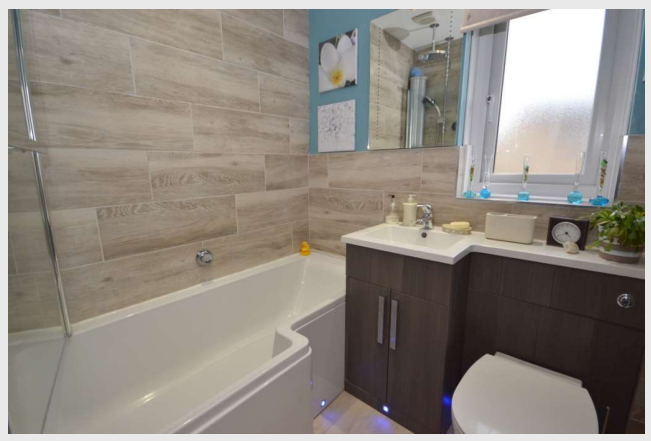
EPC: The energy efficiency rating of this property is C.

TENURE: Freehold.

VIEWING: By appointment with our office.

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*21 Riverlea Gardens, Clitheroe, BB7 1QQ
MJ/CJ/081021*

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