

3 IRWELL MEWS
CLITHEROE
BB7 2FR

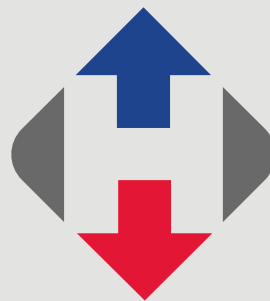
£275,000



- Modern 3-storey semi-detached house
- 4 bedrooms - 1 with en-suite
- Modern kitchen with appliances
- Large open plan living and dining area
- Landscaped garden to rear
- Driveway for 2 cars
- Cul-de-sac location
- 116m² (1,250 sq ft) approx.

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A modern 3-storey semi-detached house built by Taylor Wimpey in 2015 which offers great family accommodation across three floors. The ground floor has a spacious hallway with 2-piece cloakroom, to the front is a bright dining kitchen with integrated appliances and at the rear there is an open plan lounge and dining area with picture windows and French doors onto the rear garden. The first floor has three bedrooms and a bathroom with shower and on the top floor there is a fantastic master suite with dressing area and en-suite shower room.



Externally the house has parking for two cars side-by-side at the front and a landscaped rear garden with Indian stone patio, artificial lawn for easy maintenance and raised decked patio. Irwell Mews is a cul-de-sac on this popular development which is within walking distance of Edisford Bridge and the River Ribble plus there is a children's park nearby. The house still has a NHBC guarantee to offer peace of mind to buyers. Viewing is essential.

LOCATION: Travelling along Henthorn Road proceed to the end and follow the right hand bend onto Blakewater Road, proceed straight on for 300 yards and turn left onto Croal Road and then right into Irwell Mews.

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

ENTRANCE HALLWAY: With half-glazed front door, staircase off to first floor with under-stairs storage cupboard and laminate flooring.

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

KITCHEN: 3.4m x 2.7m opening to 3.2m (11'2" x 9'0" opening to 10'6"); with a fitted range of white gloss wall and base units with dark laminate work surface, one-and-a-half bowl ceramic single drainer sink unit with mixer tap, integrated Zanussi double oven, 4-ring stainless steel gas hob, stainless steel splashback and extractor

canopy over. Integrated fridge-freezer, plumbing for a washing machine, gloss tiled floor, combination central heating boiler concealed in kitchen wall cupboard, space for a table and chairs and recessed LED lighting.

OPEN PLAN LOUNGE AND DINING AREA: 4.9m x 4.2m (16'0" x 13'9"); with television point, laminate flooring and picture windows and French doors overlooking the rear garden.

FIRST FLOOR:

SPACIOUS LANDING: With window to front elevation, staircase off to second floor and storage cupboard.

BEDROOM TWO: 3.4m x 3.0m (11'0" x 9'10"); with built-in triple wardrobe.

BEDROOM THREE: 2.9m x 3.3m (9'5" x 10'8").

BEDROOM FOUR: 3.3m x 1.8m (10'11" x 5'10").





BATHROOM: With 3-piece Roca white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, part-tiled walls and shaver point.

SECOND FLOOR:

LANDING:

BEDROOM ONE: 3.8m x 3.1m and 2.7m x 3.3m (12'7" x 10'0" and 9'0" x 10'8"); with dormer window to front elevation and dressing area to rear with Velux window.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low-suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, double shower enclosure with fitted electric shower, part-tiled walls and Velux window.

OUTSIDE: To the front of the property is a tarmacadam double driveway providing parking for 2 cars side-by-side, gravelled garden area and lawn. Access along the side of the house leading to a landscaped enclosed rear garden with Indian stone paved pathways and patio with raised flowerbeds, artificial lawn leading to raised

decked patio area, timber boundary fence, timber storage shed and exterior lighting.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

TENURE: Leasehold.

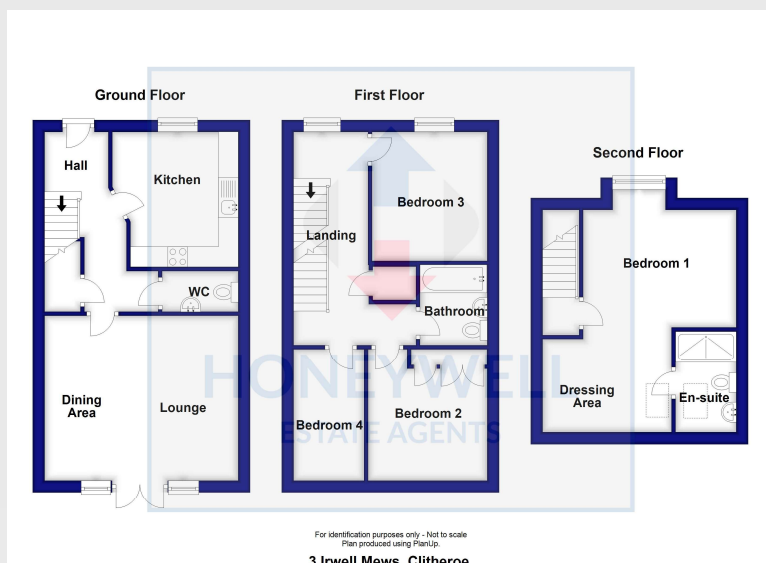
COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.

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3 Irwell Mews, Clitheroe, BB7 2FR
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