

8 SHIPTON ROAD  
CLITHEROE  
BB7 2RZ

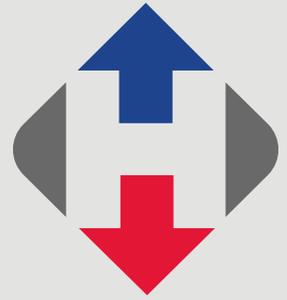
£347,500



- Stunning modern detached home
- 3 good-sized double bedrooms
- En-suite & house bathrooms
- Living room, dining kitchen
- Much sought after development
- Immaculately presented throughout
- Gas CH & UPVC double glazing
- 109m<sup>2</sup> (1,177 sq ft) approx. inc garage

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Situated in one of the most desirable parts of Clitheroe, enjoying a position equidistant from the town centre and its plentiful amenities and Brungerley Park and the Ribble Valley countryside, this beautifully presented modern detached home offers bright and attractive living accommodation throughout. The property boasts a living room, spacious dining kitchen which is fully fitted with patio doors, a useful utility room and cloakroom. On the first floor are three great-sized bedrooms, the master with a dressing area and an en-suite shower room, along with a separate house bathroom with a 4-piece suite.



Outside the rear garden has been beautifully landscaped by the current vendors and enjoys two composite decked patio areas with flowerbed borders. A driveway provides off-road parking and leads to the integral garage.

**LOCATION:** From our sales office travel down Castle Street and continue straight on to York Street. At the roundabout turn left and then proceed straight over the next mini roundabout onto Waddington Road. Turn right under the railway bridge and still on Waddington Road follow the road down, turning left onto the Waddow Heights development. Follow the main road in before turning third right onto Shipton Road. Number 8 is on the right hand side.

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

**ENTRANCE HALLWAY:** With composite external door, wood top flooring and staircase to the first floor landing.

**LIVING ROOM:** 3.1m x 4.6m (10'2" x 15'3"); with television point, telephone point and floating television cabinet.

**DINING KITCHEN:** 5.4m x 3.3m (17'7" x 10'10"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces and a range of built-in appliances including dishwasher, fridge, electric

oven, 4-ring gas hob with extractor hood over, single drainer stainless steel sink unit, wood top flooring and UPVC patio doors to the rear of the property.

**UTILITY ROOM:** With base level storage cupboards and complementary work surfaces, plumbed and drained for an automatic washing machine, space for a freezer, wall-mounted combination central heating boiler, composite external door to the side of the property and wood top flooring.

**CLOAKROOM:** With a 2-piece suite in white comprising a low level w.c. and pedestal wash-hand basin, wood top flooring.

**FIRST FLOOR:**

**LANDING:** With attic access point and built-in storage cupboard.





**BEDROOM ONE:** 3.1m x 3.5m (10'2" x 11'7"); with dressing area with wardrobes to two walls and television point.

**EN-SUITE SHOWER ROOM:** With a modern 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, majority tiled walls, heated stainless steel towel rail and extractor fan.

**BEDROOM TWO:** 2.7m x 3.8m (8'11" x 12'4").

**BEDROOM THREE:** 3.7m x 2.9m (12'2" x 9'7").

**HOUSE BATHROOM:** With a 4-piece suite in white comprising a low level w.c., pedestal wash-hand basin, panelled bath and shower enclosure with a plumbed shower. Majority tiled walls, heated stainless steel towel rail, low voltage lighting and extractor fan.

**OUTSIDE:** To the front of the property is a tarmac driveway providing off-road parking for two cars leading to an INTEGRAL GARAGE measuring 2.7m x 5.4m (8'10" x 17'7) with power, light and up-and-over door. There is a lawned front garden with hedge borders. A pathway leads around the



side of the property to an excellent-sized and newly landscaped rear garden, the majority of which is laid to lawn with pebbled and chipped borders, flowerbeds surrounding, stone pathways and two composite decked patio areas.

**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.

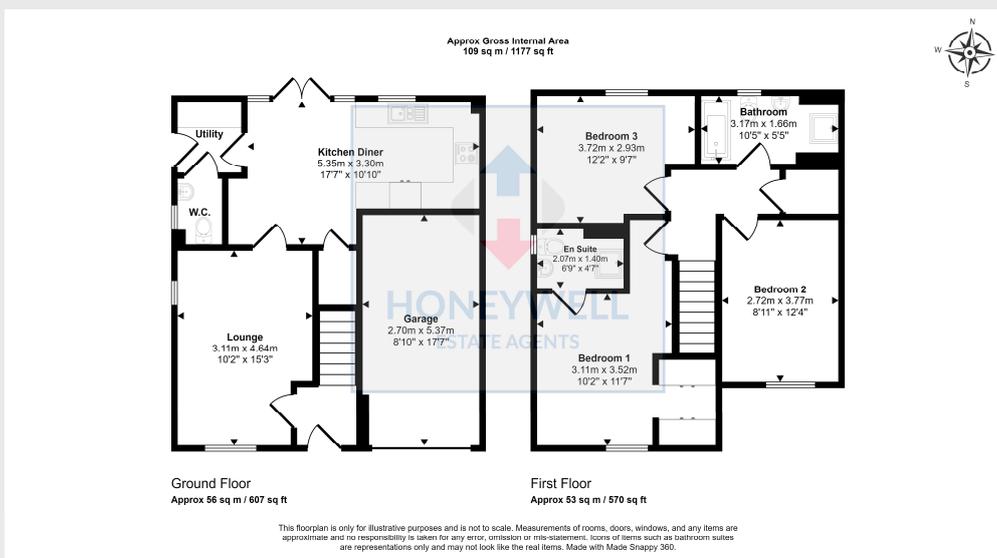
**COUNCIL TAX BAND D.**

**EPC:** The energy efficiency rating of the property is B.

**VIEWING:** By appointment with our office.

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8 Shipton Road, Clitheroe, BB7 2RZ  
MJ/CJ/150324

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