

5 MARY WAY
CLITHEROE
BB7 1FL

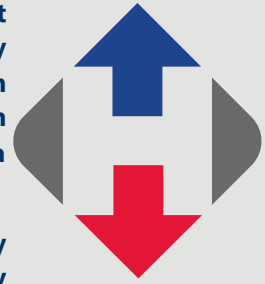
£384,950



- Stunning detached family home
- 4 good-sized double bedrooms
- Open-plan living kitchen
- Living room, useful utility
- Excellent landscaped rear garden
- Driveway & integral garage
- Gas CH & UPVC double glazing
- 123m2 (1,322 sq ft) approx. inc garage

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Situated on a popular development of similar modern homes in a convenient location close to the amenities of Clitheroe but also bordering the Ribble Valley countryside, this detached family home offers stunning living accommodation throughout. The property benefits from many upgrades including to the kitchen and bathrooms, as well as a landscaped but low maintenance rear garden with a large pergola.



Accommodation comprises an entrance hallway, 2-piece cloakroom, lounge, fully fitted open-plan living kitchen with patio doors to the rear garden, useful utility room, four good-sized bedrooms, the master enjoying a 3-piece en-suite shower room, and a 3-piece house bathroom.

The property is well located on a quiet cul-de-sac, within walking distance of both Holmes Mill and Clitheroe town centre, along with nearby countryside and enjoys easy access to the A59 for commuters.

LOCATION: From our sales office travel down Castle Street and turn right onto Wellgate and right again onto Lowergate. Follow this road around and straight over the mini roundabout at the Emporium. Carry on straight over the next mini roundabout before turning next right onto Greenacre Street. Pass Holmes Mill on the right hand side before turning left onto Woone Lane. Follow this road along passing the nature reserve on the left hand side before turning right onto Edward Drive. Follow the road around and to the left and at the next T-junction turn left onto Mary Way. Number 5 can be found on the left hand side.

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

ENTRANCE HALL: With composite external door and staircase to the first floor landing.

CLOAKROOM: 2-piece white suite comprising low-level w.c. and vanity wash-hand basin, extractor fan.

LIVING ROOM: 3.0m x 4.7m (9'9" x 15'6"); with television and telephone points.

LIVING KITCHEN: 7.8m x 3.2m (25'6" x 10'7"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces incorporating a one-and-a-half bowl stainless steel sink unit and a range of built-in appliances including fridge freezer, dishwasher, washer dryer, built-in electric double oven and 4-ring electric hob with stainless steel extractor over. Low voltage lighting, television point, feature wall, vinyl floor and patio doors to the rear garden.

UTILITY ROOM: 2.4m x 1.6m (7'11" x 5'3"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, plumbed and drained for an automatic washing machine and dryer, wall-mounted central heating boiler.

FIRST FLOOR:

LANDING: With attic access point leading to boarded loft space for storage.





BEDROOM ONE: 3.2m x 3.7m (10'5" x 12'0"); with television point.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low-level w.c., vanity wash-hand basin and shower enclosure with electric shower. Heated stainless steel towel rail, half-tiled walls, low voltage lighting and extractor fan.

BEDROOM TWO: 2.4m x 3.7m (7'10" x 12'1").

BEDROOM THREE: 3.0m x 2.9m (9'9" x 9'7"); with built-in wardrobes.

BEDROOM FOUR: 2.5m x 3.0m (8'4" x 9'11").

BATHROOM: With 3-piece white suite comprising low-level w.c., vanity wash-hand basin and a panelled bath with plumbed shower over and vanity screen, half-tiled walls, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property is a lawned garden area with flowerbeds surrounding and a driveway providing off-road parking for 2 cars leading to the INTEGRAL GARAGE with up-and-over door.



Pathways leads around both sides of the property to a good-sized tiered rear garden with an Indian stone flagged patio to one section. Stone stairs lead up to a low maintenance artificial turfed raised area with flowerbeds surrounding. There are 3 outdoor plug sockets and an outside tap.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

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

TENURE: Freehold.

SERVICE CHARGE: The property is subject to an estate charge of approximately £77.39 per annum.

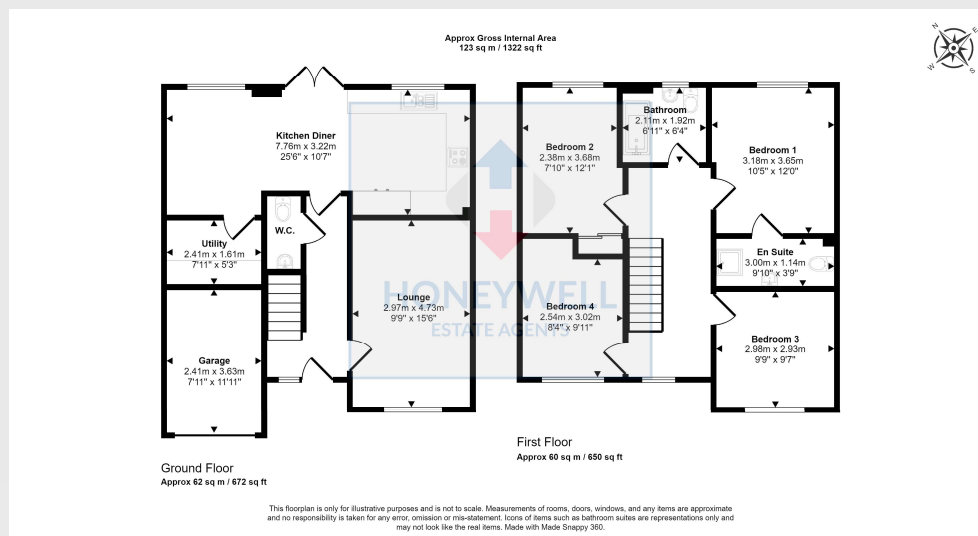
COUNCIL TAX BAND E.

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

VIEWING: By appointment with our office.

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5 Mary Way, Clitheroe, BB7 1FL
MJ/CJ/121223

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