

25 MEARLEY SYKE  
CLITHEROE  
BB7 1JG

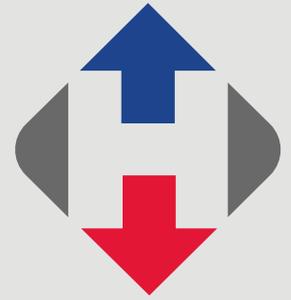
£279,950



- Extended semi-detached home
- Immaculately presented
- 3 bedrooms & bathroom
- 3 reception rooms & fitted kitchen
- Good-sized corner plot, driveway
- Much sought after development
- Gas CH & UPVC double glazing
- 87 m2 (940 sq ft) approx.

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**Situated in a corner plot on this much sought after development, the property is close to the town centre and amenities but with easy access to the bypass for anyone needing to commute.**



**This semi-detached home is immaculately presented throughout and extended to provide a large, bright additional living room with windows to all sides. Further accommodation comprises an entrance hallway, lounge, dining room, fitted kitchen, cloakroom, three bedrooms and a house bathroom.**

**LOCATION:** From our sales office travel down Castle Street, turn right onto Wellgate and follow the road straight down to the bottom. At the T-junction turn right and then left at the mini roundabout. Follow the road up the hill and turn left at the next mini roundabout onto Highmoor Park. Proceed into the development and at the T-junction turn left, follow the road down and to the left and number 25 is on the right hand side.

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

**ENTRANCE HALLWAY:** With a double glazed external door, alarm point, laminate wood effect flooring and staircase to the first floor landing.

**DINING ROOM:** 3.3m x 4.2m (10'11" x 13'7"); with an electric fire in a feature surround, television point, telephone point, laminate wood effect flooring and understairs storage cupboard.

**BREAKFAST ROOM:** 2.4m x 2.9m (8'0" x 9'6"); with a range of fitted base and matching wall storage units with complementary work surfaces and breakfast bar, laminate wood effect flooring and sliding patio doors to the rear garden.

**KITCHEN:** 1.8m x 3.0m (5'10" x 9'9"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces, one-and-a-half bowl stainless steel sink unit, built-in electric double oven, 4-ring electric hob with extractor hood over, plumbed and drained for an automatic washing machine and dishwasher, space for fridge freezer, housed wall-mounted central heating boiler and low voltage lighting.

**CLOAKROOM:** 2-piece suite comprising a low level w.c. and wash-hand basin and laminate wood effect flooring.

**LIVING ROOM:** 4.1m x 5.3m (13'6" x 17'5"); a bright and spacious room with windows to 3 sides, UPVC external door to the rear of the property, 2 wall light points and television point.

**FIRST FLOOR:**

**LANDING:** With attic access point and built-in storage cupboard housing hot water cylinder.





**BEDROOM ONE:** 3.7m x 2.5m (12'1" x 8'2"); with built-in wardrobes and fitted cupboards, separate built-in storage cupboard.

**BEDROOM TWO:** 2.1m x 2.6m (6'11" x 8'6"); with fitted wardrobes to one wall.

**BEDROOM THREE/DRESSING ROOM:** 2.1m x 2.2m (6'10" x 7'1"); with fitted wardrobes and desk.

**SHOWER ROOM:** 3-piece white suite comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, fully tiled walls and extractor fan.

**OUTSIDE:** The property is situated in an excellent-sized corner plot with lawned garden areas to 3 sides and paved patio areas to the rear along with a timber storage shed. To the side of the property is a driveway providing off-road parking for 1 car.

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



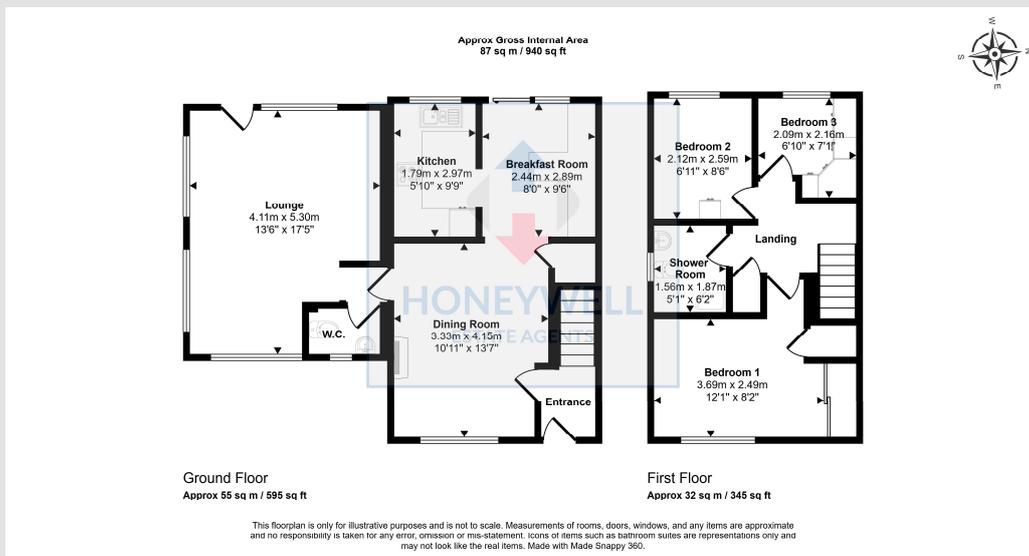
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND C.**

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

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*25 Mearley Syke, Clitheroe, BB7 1JG  
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