

12 ASLAND CRESCENT
CLITHEROE
BB7 2FP

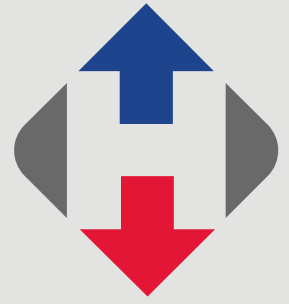
£229,950



- Bright, modern semi-detached home
- 3 bedrooms, master with en-suite
- Living room with patio doors
- Modern fitted kitchen
- Good-sized gardens, driveway
- Short walk from surrounding countryside
- Gas CH & UPVC double glazing
- 75 m2 (805 sq ft) approx.

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Situated on the perimeter of this popular development, a short walk from the play area, the River Ribble and the Ribble Valley countryside, this semi-detached family home offers modern, bright and well-planned accommodation.



A spacious living room enjoys patio doors onto the rear garden, there is a good-sized fitted kitchen with built-in appliances, useful cloakroom, three first floor bedrooms, the master with an en-suite shower room, and a house bathroom with a 3-piece suite.

The property has lawned gardens to the front and rear with a driveway providing ample parking for two vehicles.

LOCATION: From our town centre sales office travel down Parson Lane and straight over the roundabout onto Bawdlands. Turn left onto Henthorn Road and follow the road all the way down and then around to the right hand side onto Blakewater Road, before turning right onto Lune Road. Follow the road up and then take another right onto Asland Crescent. Number 12 is on the left hand side.

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

ENTRANCE HALLWAY: With a composite external door, staircase to the first floor landing, laminate wood effect flooring and built-in storage cupboard.

CLOAKROOM: 2-piece white suite comprising a low level w.c. and pedestal wash-hand basin, consumer unit.

BREAKFAST KITCHEN: 2.3m x 3.6m (7'5" x 11'9"); with a range of modern fitted base and matching wall storage cupboards with

complementary work surfaces, single drainer stainless steel sink unit, built-in electric oven, 4-ring gas hob with extractor hood over, built-in dishwasher, plumbed and drained for an automatic washing machine, space for fridge-freezer, breakfast bar, housed combination central heating boiler and part-tiled walls.

LIVING ROOM: 4.5m x 4.3m (14'9" x 14'1"); with laminate wood effect flooring, television point, telephone point, built-in storage cupboard and UPVC patio doors to the rear garden.

FIRST FLOOR:

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

BEDROOM ONE: 2.6m x 3.5m (8'5" x 11'7"); with television point.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, part-tiled walls.





BEDROOM TWO: 2.6m x 3.1m (8'5" x 10'2").

BEDROOM THREE: 1.9m x 2.7m (6'2" x 8'9").

HOUSE BATHROOM: 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with shower mixer taps, low voltage lighting, extractor fan, part-tiled walls.

OUTSIDE: To the front of the property is a small lawned garden area. A driveway leads around the side of the property and provides off-road parking for 2 cars. To the rear is a good-sized majority lawned garden area with paved patio, pathways and a large timber storage shed.

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 B.

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

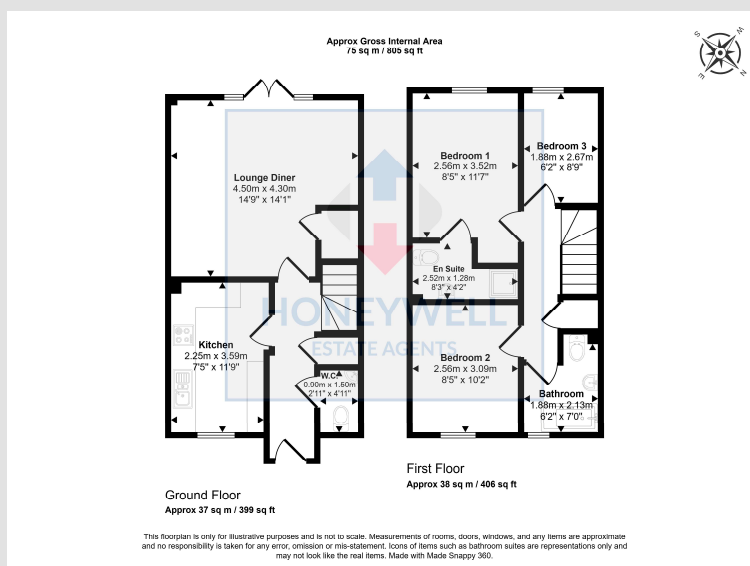


TENURE: Leasehold with the remainder of a 155 year lease from 2013 and a ground rent of £250 per year.

VIEWING: By appointment with our office.

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12 Asland Crescent, Clitheroe, BB7 2FP
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