

30 SHIPTON ROAD  
CLITHEROE  
BB7 2RZ

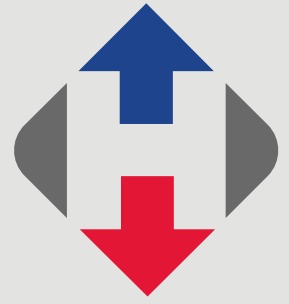
£450,000



- Stunning detached family home
- 4 bedrooms, master en-suite
- Beautiful living room with media wall
- Open-plan dining kitchen, utility room
- Drive, garage & electric car charger
- West facing rear garden, cul-de-sac
- Gas CH & UPVC double glazing
- 123 m2 (1,324 sq ft) approx. plus garage

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Situated on the extremely sought after Waddow Heights development, the property offers easy access to Clitheroe town centre, with the train station a five minute walk away, as well as being on the doorstep of the countryside and Brungerley Park. Number 30 Shipton Road also benefits from being positioned close to the end of the cul-de-sac in a quiet position which is well placed for nearby footpaths and access.



The current owners have upgraded the property with a stunning media wall in the living room whilst the rest of the property comprises a large bright dining kitchen, useful utility, cloakroom, four double bedrooms with the master enjoying an en-suite shower room and a further 4-piece house bathroom.

Outside the property benefits from a driveway with electric car charger point and an integral garage with up-and-over door. The rear garden is laid to lawn with a westerly aspect enjoying the afternoon sun.

**LOCATION:** From our sales office proceed down Castle Street and continue straight onto York Street. At the roundabout turn left onto Well Terrace and follow the road straight over the mini roundabout onto Waddington Road. Turn right under the railway bridge still on Waddington Road and follow this road down before turning left onto Malkin Street and onto the Waddow Heights development. Take the second right onto Shipton Road and number 30 is close to the end of the road on the right hand side.

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

**ENTRANCE HALLWAY:** With a composite external door, Amtico flooring, staircase to the first floor landing, open understairs storage and built-in storage cupboard with shelving.

**CLOAKROOM:** 2-piece suite in white comprising a low level w.c. and pedestal wash-hand basin, part-tiled walls and extractor fan.

**LIVING ROOM:** 3.2m x 5.8m (10'6" x 19'0"); with media wall incorporating a contemporary 'Living Flame' gas fire, feature bay window, television point and telephone point.

**DINING KITCHEN:** 6.1m x 4.8m (19'11" x 15'11"); a bright and spacious room with UPVC patio doors and floor to ceiling UPVC windows, fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric double oven, 5-ring gas hob with a stainless steel extractor hood over, built-in fridge-freezer, built-in dishwasher and Amtico flooring.

**UTILITY ROOM:** 1.9m x 2.2m (6'1" x 7'1"); with base and wall level storage cupboards, plumbed and drained for an automatic washing machine, housed central heating boiler and UPVC external door to the rear of the property.

**FIRST FLOOR:**

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





**BEDROOM ONE:** 5.1m x 3.1m (16'10" x 10'2"); with fitted wardrobes to 2 walls and low voltage lighting.

**EN-SUITE SHOWER ROOM:** 3-piece suite in white comprising a corner shower enclosure with plumbed shower, low level w.c. and pedestal wash-hand basin, heated towel rail, fully tiled walls and tiled floor.

**BEDROOM TWO:** 3.2m x 4.0m (10'5" x 13'0"); with built-in wardrobes to 1 wall.

**BEDROOM THREE:** 2.7m x 3.5m (8'9" x 11'4"); with built-in wardrobes to 1 wall and low voltage lighting.

**BEDROOM FOUR:** 3.2m x 2.9m (10'7" x 9'7").

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

**OUTSIDE:** To the front of the property is a lawned garden area with shrub borders. A driveway provides parking for 2 cars and benefits from an electric car charging point. The driveway leads to the INTEGRAL GARAGE.



A pathway leads around the side of the property to a lawned rear garden with flagged pathways enjoying a westerly aspect attracting the afternoon sun.

**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 F.**

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

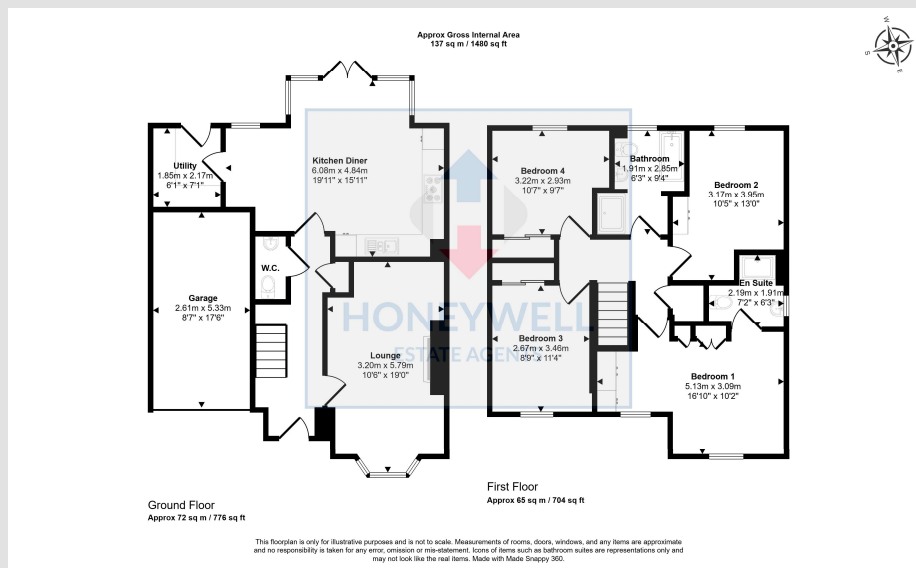
**TENURE:** Freehold.

**ESTATE CHARGE:** There is an estate charge of approximately £400 per annum.

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

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30 Shipton Road, Clitheroe, BB7 2RZ  
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