

95A SALTHILL ROAD
CLITHEROE
BB7 1PE

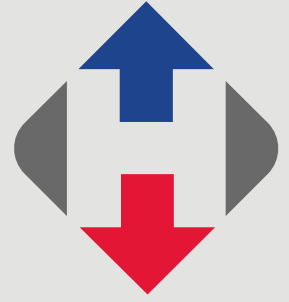
£325,000



- Exceptional semi-detached house
- 3 good-sized bedrooms
- Lounge, modern fitted kitchen
- Luxury 3-piece bathroom • No chain
- Dining room overlooking garden
- Garage & driveway
- Large lawned rear gardens
- 90 m2 (969 sq ft) approx.

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A very rare opportunity to secure a semi-detached period property, situated in a quiet cul-de-sac, within easy reach of Clitheroe town centre and its many local amenities. This house is presented to an excellent standard throughout offering bright and airy living space and has the potential to extend (subject to permissions).



Accommodation comprises an entrance hall, lounge, dining room, contemporary fitted kitchen, three bedrooms and a modern 3-piece bathroom with shower.

The property enjoys a spectacular garden to the rear, driveway, garage, and front garden area. This property is within the grammar school catchment area and would make a lovely family home.

LOCATION: From our sales office proceed down Castle Street and into York Street. At the roundabout take the third exit, then turn first left into Salthill Road. Continue to the end of the road and the house is situated on the left hand side.

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

ENTRANCE HALL: With staircase to first floor.

LOUNGE: 4.6m x 3.7m (15'1" x 12'0"); with UPVC bay window overlooking the front garden, wooden fireplace housing an electric coal effect fire and double doors to:

DINING ROOM: 3.7m x 3.0m (12'1" x 9'10"); with UPVC sliding patio doors to the rear garden.

KITCHEN: 3.8m x 2.5m (12'5" x 8'2"); with a range of contemporary fitted wall and base units with laminate working surfaces, integrated electric oven, four-ring gas hob with extractor over, integrated dishwasher, plumbing for washing machine, walk-in pantry, door to rear and

understairs storage cupboard. UPVC external door leading to enclosed back garden.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.6m x 3.3m (14'11" x 10'9"). Spacious room with UPVC bay window overlooking front garden.

BEDROOM TWO: 3.8m x 3.4m (12'6" x 11'0").

BEDROOM THREE: 2.6m x 2.1m (8'7" x 6'10"). Spacious room with UPVC window overlooking the rear garden.

BATHROOM: Luxury bathroom housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with twin-head thermostatic shower over, built in airing cupboard.





OUTSIDE: Spectacular rear garden with large, raised timber decking with spindle balustrade overlooking the garden, mature borders, and good-sized lawn. There is also a coal shed secure storage area ideal for tool storage. Lovely front garden, driveway with parking for two cars and large car garage.

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

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

COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.

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95a Salthill Road, Clitheroe, BB7 1PE
MJ/CJ/020525

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