

1 MEDLOCK WAY  
CLITHEROE  
BB7 2FG

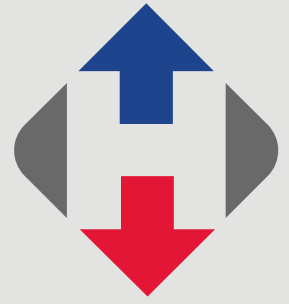
£339,950



- Modern detached family home
- 4 bedrooms, master en-suite
- Living room with feature bay window
- Spacious dining kitchen, utility room
- Large south facing rear garden & patio
- Driveway and integral garage
- Gas CH & UPVC double glazing
- 104 m2 (1,119 sq ft) approx. plus garage

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A modern detached family home situated on a great-sized plot with large lawned rear gardens which enjoy a southerly aspect. The property is situated on a modern development of similar family homes and enjoys a position within a few minutes' walk of the Ribble Valley countryside with easy access to Edisford Bridge and the River Ribble with the Aspinall Arms and Mitton Hall being a pleasant country walk away.



Accommodation comprises an entrance vestibule, spacious living room with bay, a large bright dining kitchen with patio doors to the rear garden, a useful utility room and cloakroom. On the first floor are four good-sized bedrooms, the master with an en-suite shower room as well as a Juliet balcony with French doors, along with the house bathroom. The property benefits from a driveway and integral garage.

**LOCATION:** Travelling along Henthorn Road proceed to the end and follow the right hand bend onto Blakewater Road, proceed straight on for 300 yards and turn left onto Croal Road. Follow the road around to the left and then to the right, then turn left onto Medlock Way.

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

**ENTRANCE VESTIBULE:** With a composite external door.

**LIVING ROOM:** 4.1m x 6.0m (13'6" x 19'8"); with feature square bay window, contemporary electric fire, television point, telephone point and staircase to the first floor landing.

**DINING KITCHEN:** 5.1m x 2.9m (16'9" x 9'6"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 4-ring gas hob with extractor over, single drainer stainless steel sink unit, built-in fridge-freezer, square bay with French door to the rear gardens and understairs storage cupboard.

**UTILITY ROOM:** 1.6m x 1.8m (5'1" x 5'11"); with base level storage cupboards and complementary work surfaces, plumbed and drained for an automatic washing machine, wall-mounted central heating boiler and external door to the rear of the property.

**CLOAKROOM:** 2-piece suite in white comprising a low level w.c. and wash-hand basin.

#### FIRST FLOOR:

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

**BEDROOM ONE:** 4.2m x 3.0m (13'7" x 9'10"); with French doors onto a Juliet balcony.

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







**BEDROOM TWO:** 2.6m x 4.5m (8'7" x 14'8"); with television point.

**BEDROOM THREE:** 2.5m x 3.4m (8'1" x 11'1"); with television point.

**BEDROOM FOUR:** 2.0m x 2.8m (6'8" x 9'2"); with telephone point.

**BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath, part-tiled walls and extractor fan.

**OUTSIDE:** To the front of the property is a lawned garden area with a driveway providing off-road parking for 2 cars leading to an INTEGRAL GARAGE with power, light, electric meters and up-and-over door. Pathways lead around both sides of the property to a large majority lawned rear garden with landscaped patio area. The rear garden benefits from a southerly aspect enjoying sun for most of the day.

**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 D.**

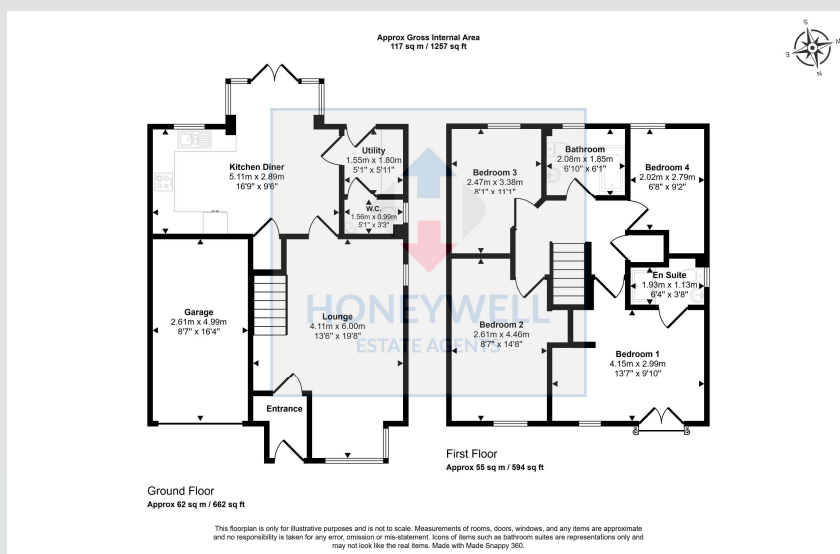
**EPC:** The energy efficiency rating for this property is B.

**SERVICE CHARGE:** There is an annual service charge of £180 and annual ground rent of £250.

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

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