



10 Radecllyffe Street,
Clitheroe

Chain Free £232,500

In a most convenient location on a desirably quiet cul-de-sac off Waddington Road, this excellent quasi semi-detached house was built by Langtree Homes in 1997. Smart, stylish and well presented throughout, the accommodation briefly comprises ground floor: hall, lounge, kitchen diner with French doors. First floor: three bedrooms, a three-piece shower room. The rear garden is south east facing and there are parking spaces side by side at the front, with an EV charging point. (623 sq ft/57.9 sq m approx/EPC: C).

If easy walking accessibility to town is what you are looking for, be sure to check out this property.



10 Radeclyffe Street, Clitheroe

Directions

When travelling from our office proceed to the end of York Street and turn left at the roundabout into Well Terrace. Continue over the next roundabout into Waddington Road. Radeclyffe Street is the first turning on the right-hand side, before the railway bridge. The property can be found on the right.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to panelled radiators. Council tax payable to RVBC Band C. Leasehold tenure. 999 years from 1/1/1997. Ground rent £75.00 per annum.

Additional Features

The property has PVCu double glazed windows and external doors, LED downlighting, chromed finish light switch and plug socket covers, plantation-style shutters, oak flooring, an EV 7.4 kilowatt charging socket, external double socket and cold water outside tap in the rear garden. Part boarded loft with ladder and light.

Accommodation

The front door opens to a hall with a tiled floor and coat hooks. All the ground floor internal doors are oak veneer panels. The cosy lounge has oak flooring and a pebble effect living flame gas fire for instant warmth and ambience. The wide mullioned windows have plantation-style shutters for regulated light and privacy. There is concealed TV wiring above the chimney breast mantle-piece. The kitchen diner faces south east and is a particularly light room with a casement window and French door access to the rear garden. The fitted cabinetry is in the ever popular Shaker style, paired with granite effect counters and splashback tiling. A stainless steel single drainer sink unit/mixer tap. The built-in cooking appliances consist of an electric double oven with a ceramic hob over. The integrated appliances consist of a dishwasher, fridge/freezer and a washer dryer. The floor is LVT for stylish practicality.

On the first floor landing there is a loft access hatch, a casement window and oak veneered doors to every room. The front facing master bedroom has built-in wardrobes and plantation-style shutters. Bedroom 2 accommodates twin beds or a double with bedroom 3 a single. The smart and stylish three-piece bathroom comprises a large shower tray with a glass screen and splashback tiling incorporating a mirrored recess for shampoo etc. The thermostatic shower has both a large rainfall head and a hand-held wand. A wall hung vanity basin and a low suite wc. The floor is in boarded oak and there are towel rails, toiletries shelf, fixed wall mirror and an open shelved storage unit.

Outside

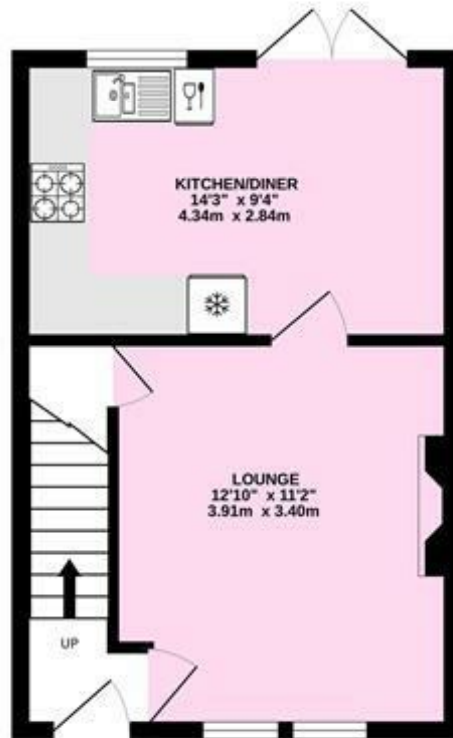
Radeclyffe Street is a cul-de-sac with very little traffic flow, the tarmac forecourt will take two average cars side-by-side. The lovely rear garden faces east – south/east and enjoys the early sunshine. It is level and easy to maintain comprising a block paved patio with an area of artificial grass edged on three sides with timber sleeper planting beds.

No upward chain. Internal viewing is strongly recommended.

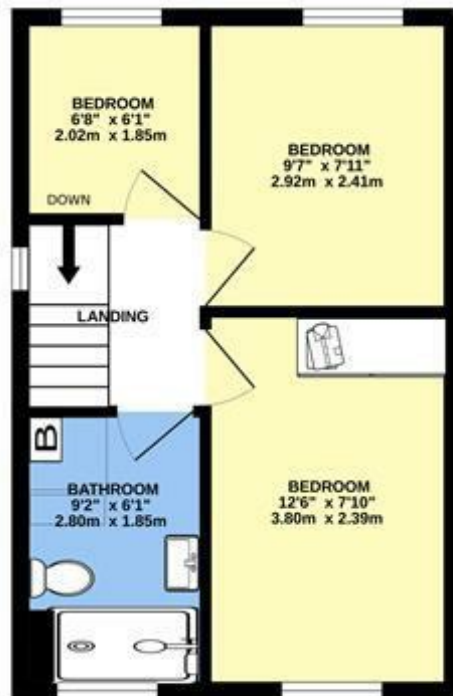
Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

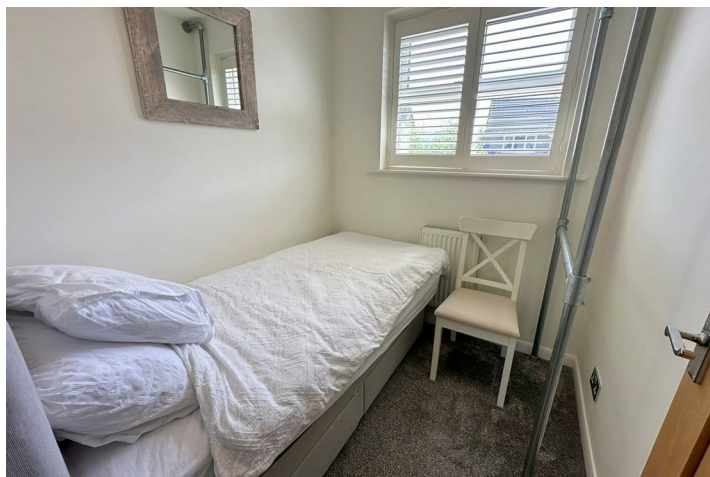
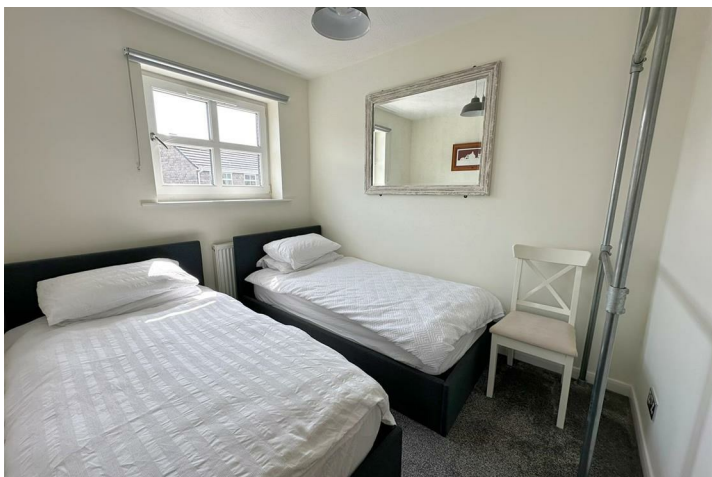
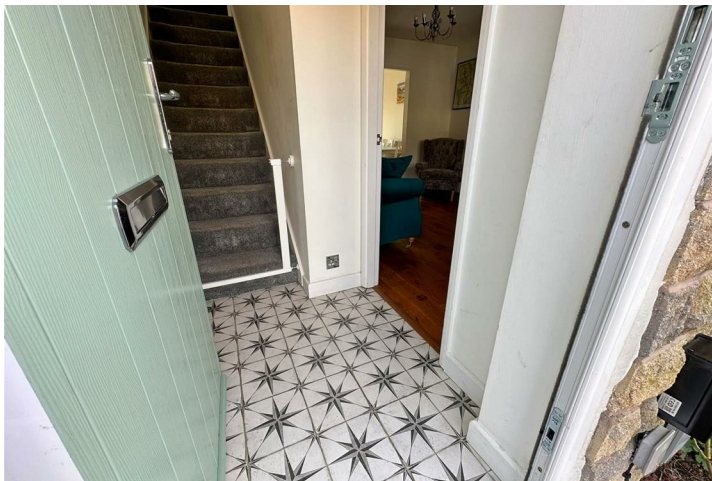


1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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