



9 Stephen Mews, Clitheroe

£272,000 Leasehold

**** IMPRESSIVE 4 BEDROOM MODERN TOWNHOUSE IN A TUCKED AWAY CUL-DE-SAC POSITION **** This desirable home offers excellent well appointed and upgraded accommodation with newly landscaped south facing gardens and garage.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This impressive modern terraced townhouse offers excellent flexible accommodation over three floors in a favoured and convenient modern development. This desirable home is just a short walk to Primrose Lodge Nature Reserve well located within walking distance to the town centre and its array of amenities. Located in a tucked away cul-de-sac, the property boasts a newly landscaped south-facing patio garden, ideal for outdoor entertaining or simply soaking up the sun. The interior features four bedrooms, including a modern en-suite and upgraded bathroom, along with a light-filled lounge and airy landings providing a sense of space and tranquillity. The modern dining kitchen is fitted with appliances and French doors, creating a perfect hub for gatherings. The property has been recently enhanced with newly fitted carpets and flooring, along with fresh decoration throughout, offering a hassle-free purchase with an attractive internal finish.

The south facing rear garden has been thoughtfully designed and newly landscaped, featuring a mix of a stone-flagged patio and pebbled patio with stunning raised planted borders, creating a serene outdoor oasis. A side stone pathway leads to the timber fencing surround and rear gate access, allowing for easy entry and exit from the garden. The property also benefits

from a tarmac driveway with parking for an additional car, catering to modern lifestyles with practicality in mind. The presence of the single garage with power and lighting further adds to the convenience and functionality of this impeccably presented home, making it a desirable choice for those seeking both style and substance in a residential property.

- Impressive Modern Townhouse
- Excellent Flexible Accommodation Over 3 Floors
- Newly Landscaped South Facing Patio Garden
- 4 Bedrooms, Modern En-suite & Upgraded Bathroom
- Tucked Away Cul-De-Sac; Garage & Driveway
- Light Filled Lounge & Airy Landings
- Modern Dining Kitchen With Appliances
- Favoured Convenient Development



Entrance Hallway

Composite front external door, wood effect flooring, panelled radiator, under stairs storage cupboard.

Cloakroom

2-pce white suite comprising corner pedestal wash basin with mixer tap, low level w.c., panelled radiator, extractor fan, part tiled walls.

Open Plan Dining Kitchen

Modern range of fitted white wall, base and drawer units with complementary working surfaces, 1½ bowl stainless steel sink drainer unit with mixer tap, 5-ring gas hob, stainless steel splash back, stainless steel extractor filter canopy over, built-in fridge freezer, eye level double electric oven, recessed spotlighting, integrated dishwasher, attractive wood effect flooring, uPVC double glazed window, uPVC double glazed external french doors leading out to landscaped rear garden.

Landing

Spacious light landing with spindle balustrade, panelled radiator, uPVC double glazed window, staircase leading to 2nd floor.

Lounge

Attractive light filled room with wood effect flooring, panelled radiator, television point, 2x uPVC double glazed windows.

Bathroom

Modern recently upgraded 3-pce white suite comprising low level w.c., panelled bath with mixer tap and thermostatic shower over, chrome ladder radiator, vanity wash basin with drawer unit under and mixer tap, tiled effect flooring and tiled walls, extractor fan, recessed spotlighting.

Bedroom Three

Double room with carpet flooring, uPVC double glazed window, panelled radiator.

Second Floor Landing

Spindle balustrade, cupboard housing hot water tank, panelled radiator.

Bedroom One

Double room, carpet flooring, fitted mirrored sliding wardrobes, uPVC double glazed window, panelled radiator.

En-suite Shower Room

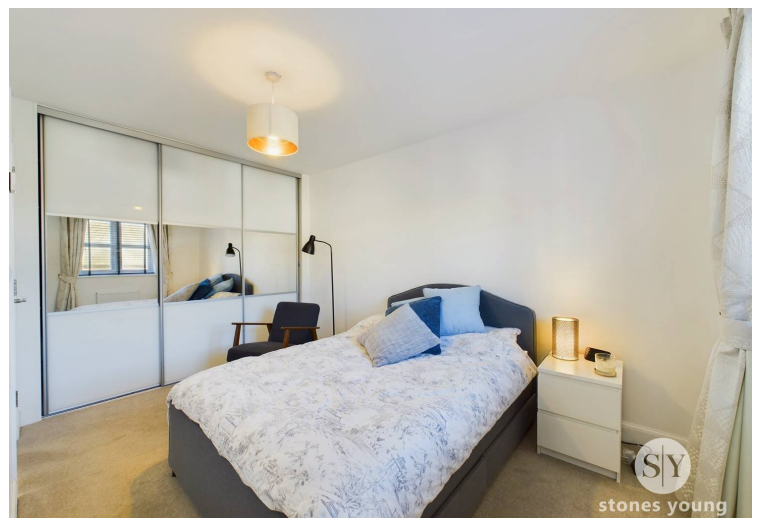
Modern 3-pce white suite, shower enclosure with thermostatic shower, pedestal wash basin with mixer taps, low level w.c., chrome ladder radiator, part tiled walls, tiled effect flooring, shaver point, uPVC double glazed window.

Bedroom Two

Double room, carpet flooring, panelled radiator, uPVC double glazed window with lovely rear distant views.

Bedroom Four

Excellent flexible room, panelled radiator, uPVC double glazed window with pleasant rear outlooks.





Floor 0



Floor 1

Floor 2

Approximate total area^m
1136.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Please ask for further details on the leasehold and service charge.