



3 Pagefield Crescent, Clitheroe

£425,000 Freehold

**** IMMACULATELY PRESENTED 3 BEDROOM DETACHED HOME IN HIGHLY DESIRABLE LOCATION WITH NO ONWARD CHAIN ****
 Situated on a spacious cul-de-sac position close to town with views of Pendle Hill, impressive accommodation with superb further potential and generous established landscaped gardens, excellent drive and garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



An immaculate presented detached home perfectly situated on Pagefield Crescent within a highly desirable established residential location within a beautiful spacious cul-de-sac position amongst similar style properties. This impressive house is only a short walk from the town centre and its array of amenities, schools and the train station and is almost at the foot of Pendle Hill with fabulous walks from the doorstep and excellent views from the first floor. The property has been lovingly maintained both inside and out and offers deceptive well appointed accommodation throughout. There is an attractive entrance hall on the ground floor with storage and a modern three piece shower room, sizeable light and airy lounge running the entire length of the house, flexible dining room to the front of the property and a bright fitted breakfast kitchen and separate utility. The first floor boasts three generous bedrooms with fitted wardrobes to the two larger doubles, a large family bathroom and further storage on the landing. The property is set on a beautiful well landscaped plot with a large tarmac front and side driveway with private parking for at least 3 cars, leading to an attached garage with electric up and over door, measuring 18'0" x 10'0" approx. with power and lighting and cold water tap with rear internal personal door to property. Lawned front garden area with established planted borders.

wall and front gates. Side pathways leading through to a lovely lawned rear garden with attractive mature well stocked borders and stone paved patio areas, cold water tap and timber fencing surround with built in store and timber storage shed. Early internal viewing is highly recommended.

- Impressive Well Maintained Spacious Detached Home
- Superb Plot – Fantastic Landscaped Gardens
- Highly Desirable Cul-De-Sac Location; No Chain
- 3 Excellent Bedrooms; Large 3-pce Family Bathroom
- Sizeable Lounge, Dining Room & B/fast Kitchen
- Hallway, Modern Shower Room & Utility
- Large 3-Car Driveway & Garage
- Walking Distance To Town – Countryside Walks From Doorstep



Entrance Hallway

uPVC double glazed external door and windows, carpet flooring, panelled radiator, staircase to first floor, understairs storage cupboard.

Lounge

Superb full length light filled living room with carpet flooring, panelled radiators, television point, feature fireplace and surround housing electric fire, uPVC double glazed windows, uPVC french doors leading to rear garden with pleasant aspects.

Dining Room

Carpet flooring, panelled radiator, uPVC double glazed window overlooking front garden and crescent.

Shower Room

Modern 3-pce white suite comprising shower enclosure with folding glazed door, thermostatic shower, vanity wash basin with cupboard under, surface surround and concealed low level w.c., fully tiled walls, tiled flooring, shaver point, chrome ladder style radiator, uPVC double glazed frosted window, panelled ceiling with recessed spotlighting.

Breakfast Kitchen

Modern beech style fitted wall, base and drawer units with contrasting working surfaces, under unit lighting, kick plinth heater, breakfast bar area, twin bowl stainless steel sink drainer unit with mixer tap, built-in double oven and grill, electric hob with enclosed extractor filter canopy over, integrated dishwasher and fridge freezer, vinyl tiled effect flooring, part tiled walls, uPVC double glazed window overlooking rear garden, uPVC double glazed door to rear porch.

Rear Hallway

Internal personal door to garage, large built in store cupboard/pantry, rear uPVC double glazed door to garden.

Utility room

Plumbing for washing machine, wall mounted Baxi gas central heating boiler, uPVC double glazed window, single sink drainer unit.

Landing

Loft access, built in storage cupboard and airing cupboard, frosted internal window.

Bedroom One

Fitted wardrobes, drawer and cupboards, light filled room with 3 x uPVC double glazed windows, TV point, panelled radiator.

Bedroom Two

Fitted wardrobes, drawers, cabinets and dressing table, 2 x uPVC double glazed windows, panelled radiator, large built in cupboard.

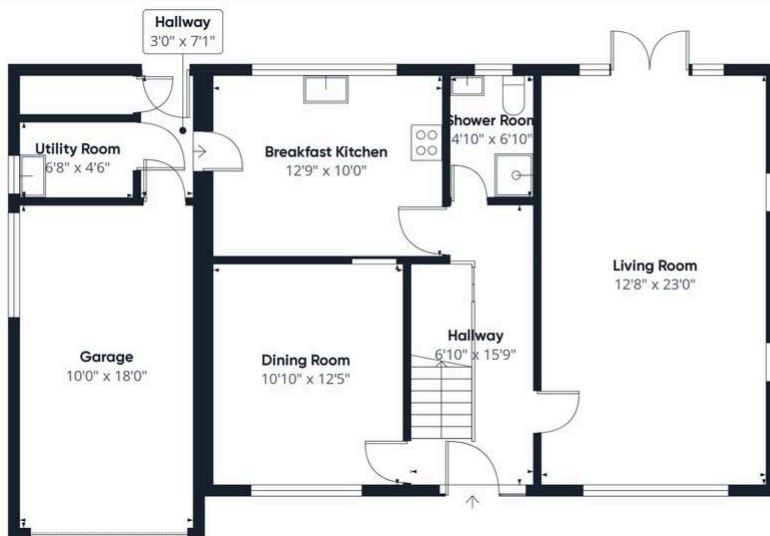
Bedroom Three

Bright room with distant views towards Pendle Hill, 2 x uPVC double glazed windows, panelled radiator.

Bathroom

Spacious 3-pce suite comprising panelled bath with thermostatic shower over, low level w.c., vanity basin with surface surround and cupboards under, tiled flooring, tiled walls, ladder style radiator, panelled ceiling with recessed spotlighting, uPVC double glazed window.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1526.21 ft²

Reduced headroom
17.88 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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