



23 Fairfield Drive, Clitheroe

£270,000 Freehold

Excellent 3-bed semi-detached house with modern shower room, spacious conservatory, uPVC double glazing (new in 2024), driveway, garage, front garden, and lawned rear garden. Ideal for families or downsizers, offering a light living space in a desirable location.

Council Tax band: C

Tenure: Freehold



Presenting an outstanding opportunity, this excellent 3-bedroom semi-detached house boasts spacious extended accommodation, ideal for families or downsizers. A superb modern recently installed shower room complements the three bedrooms, while the lounge, hallway, and kitchen flow seamlessly into a generous conservatory, creating a light generous living space. Additionally, a convenient 2-piece cloaks facility caters to every-day needs. With newly installed uPVC double glazing in 2024, this property offers modern comfort and energy efficiency.

Nestled in a favoured location on the outskirts of town and offered with no onward chain, this residence features a driveway, along with a rear detached garage, providing ample parking and storage solutions. The private front garden area and lawned rear garden offers an outdoor escape for leisure or entertainment. This property represents a lovely opportunity to acquire a well-appointed home in a desirable setting.

- Excellent Semi-Detached Property
- Spacious Extended Accommodation
- 3 bedrooms; Superb Modern Shower Room
- Lounge, Hallway & kitchen; Generous Conservatory
- 2-pce Cloaks; Newly Installed Double Glazing in 2024
- No Onward Chain; Favoured Location
- Driveway & Rear Detached Garage
- Lawned Rear Garden; Ideal For Families Or Downsizers



Entrance Porch

Composite double glazed front door and UPVC glazed windows surround, folding doors to hallway.

Hallway

Stairs to first floor.

Lounge

UPVC double glazed bay window, panel radiator, inset coal effect gas fire with stone hearth and stone beam over, TV point.

Kitchen

Fitted wall and base units, laminate worktops, tiled splashback, sink drainer unit with mixer tap, plumbing for washing machine and dishwasher, space for tumble dryer, gas cooker point, panel radiator, uPVC double glazed window, wall mounted combination gas central heating boiler, recessed spotlights, wood style flooring.

Dining Room

Wood style flooring, panel radiator, open to conservatory.

Conservatory

Spacious room with wood style flooring, recessed spotlights, panel radiator, uPVC double glazed windows with french opening doors to rear and side uPVC double glazed door, TV point.

Cloakroom

2-pce white suite, low level w.c., hand wash basin, wood style flooring, uPVC double glazed window, wall light, panel radiator.

Landing

uPVC double glazed window, loft access.

Bedroom One

Double room with carpet flooring, full wall fitted wardrobes with sliding mirrored doors, panel radiator, uPVC double glazed window.

Bedroom Two

Double room with carpet flooring, lovely distant views towards Clitheroe Castle and Pendle Hill, panel radiator, uPVC double glazed window.

Bedroom Three

Fitted wardrobes, carpet flooring, panel radiator, uPVC double glazed window.

Shower Room

Modern recently installed 3-pce suite, double walk-in shower enclosure with thermostatic shower and glazed screen, large vanity sink with mixer tap, drawer unit under, recessed spotlights, extractor fan, uPVC double glazed window, chrome ladder heated towel rail, concealed low level w.c., fully tiled walls, tiled flooring.

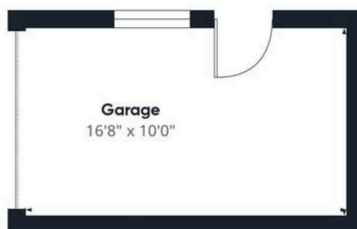




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

1143 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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