





Hilton &  
Horsfall

BB7 1FX

## Audley Clough, Clitheroe

### Offers In The Region Of £294,995

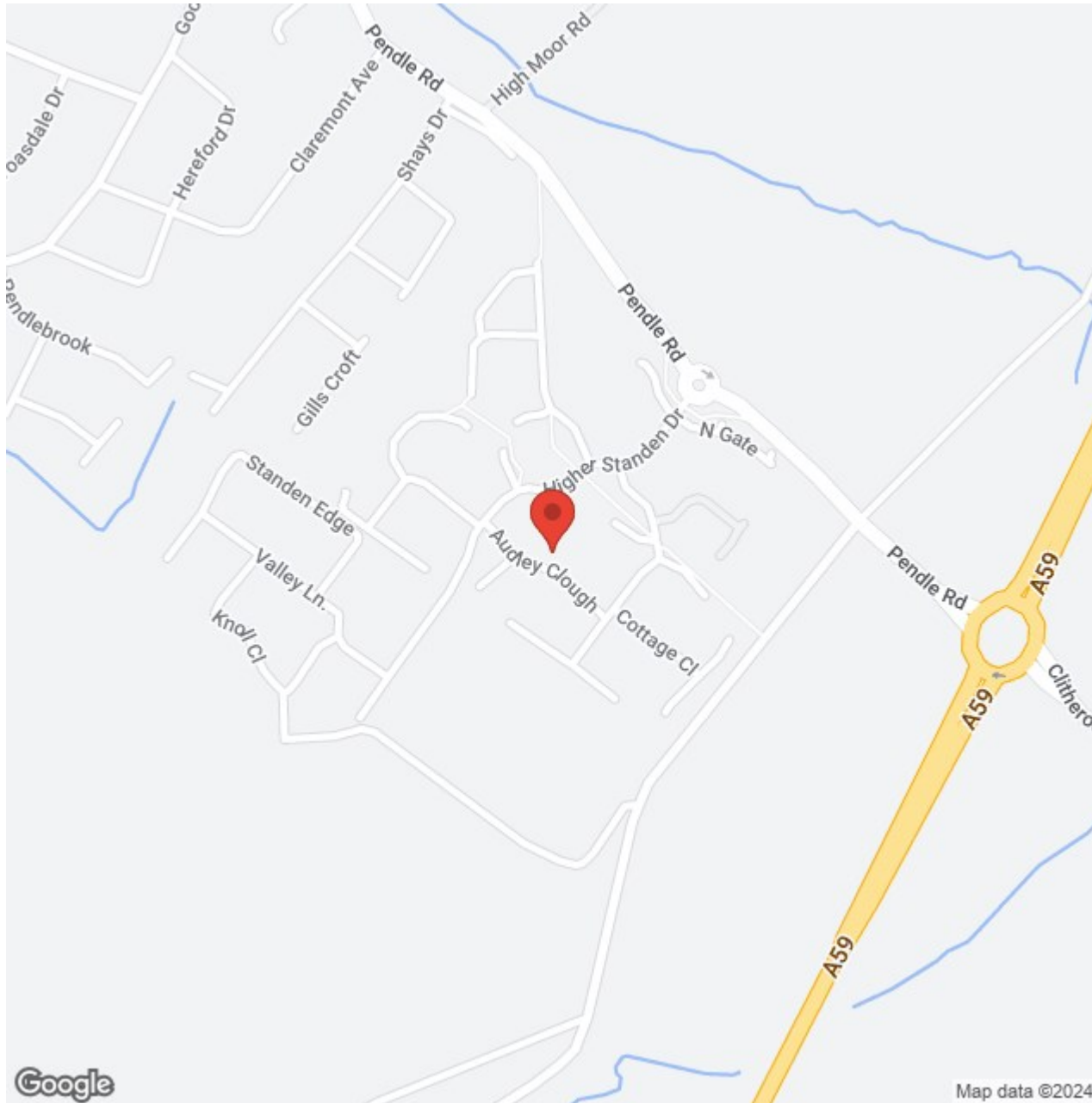
A fantastic opportunity to acquire this three bedroomed semi-detached dwelling which is set over three floors, situated on an executive development within the Ribble Valley. Affording many noteworthy features this home is a true credit to the current owners. Briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, a spacious fitted dining kitchen, ground floor w.c and a family sized living room with patio doors leading out to the rear garden. On the first floor you will find two well proportioned bedrooms and a modern three piece bathroom suite. To the second floor you will find the master bedroom (with ensuite shower room). Externally to the front elevation is a tarmac driveway offering off road parking for 2x cars. To the rear elevation is a large enclosed lawned garden with a paved patio seating area. Perfect for use during the summer months. Close by to all local amenities that Clitheroe town centre has to offer and a short drive away to the M65 motorway which gives easy access to Burnley, Preston, Manchester and beyond. Also with easy access to the M6 from the A59. This is one not to be missed. Early viewings are advised to avoid disappointment. Freehold. Council Tax Band 'D'. \*\*NO CHAIN\*\*

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## Lancashire

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### ENTRANCE

With a uPVC double glazed door leading to:

### HALLWAY

A welcoming entrance hallway with access to the staircase leading to the first floor, 1x radiator and storage cupboard.

### DINING KITCHEN 17'1" x 10'5" (5.23 x 3.20)

A modern fitted dining kitchen with a range of wall and base units having integrated appliances such as a dishwasher, washing machine, fridge freezer, electric hob, oven and extractor hood over. This beautiful dining kitchen also boasts a stainless steel sink with chrome mixer tap, LED spotlights, space for a large dining table, 1x radiator, wood effect flooring and a uPVC double glazed window to the front elevation.

### DOWNSTAIRS W.C 5'1" x 3'0" (1.56 x 0.93)

A two piece suite with a push button w.c, pedestal sink with

chrome mixer tap, partially tiled walls, extractor fan and 1x radiator.

### LIVING ROOM 10'7" x 7'1" (3.25 x 2.17)

A family sized living room with a television point, wood effect flooring and uPVC double glazed doors leading to the rear garden.

### LANDING

A spacious landing with 1x radiator, LED spotlights and a uPVC double glazed window to the side elevation.

### BEDROOM ONE 22'0" x 8'11" (6.71 x 2.73)

Located on the second floor is a large double bedroom with a television point, fitted wardrobes, 2x radiators, a skylight to the rear elevation and a uPVC double glazed window to the front elevation.

### EN-SUITE 8'10" x 4'7" (2.71 x 1.42)

A modern three piece suite with a push button w.c, shower cubical, pedestal sink with chrome mixer tap, heated towel rail in chrome, LED spotlights, partially tiled walls, extractor fan and a skylight to the rear elevation.

### BEDROOM TWO 11'5" x 11'11" (3.49 x 3.65)

A bedroom of double proportion with fitted wardrobes, built in storage cupboard, 1x radiator and a uPVC double glazed window to the rear elevation.

### BEDROOM THREE 10'7" x 7'1" (3.25 x 2.17)

A good sized single bedroom with ample room for wardrobes and drawers, 1x radiator and a uPVC double glazed window to the front elevation.

### BATHROOM 2'10" x 7'1" (0.87 x 2.16)

A modern 3 piece suite with a panelled bath and shower over, pedestal sink with chrome mixer tap, push button w.c, heated towel rail in chrome, extractor fan, partially tiled walls and LED spotlights.

### EXTERNALLY

Externally to the front elevation is a tarmac driveway offering off road parking for 2x cars. To the rear elevation is a large enclosed lawned garden with a paved patio seating area,

outside water supply and outside electric sockets. Perfect for use during the summer months.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/audley-clough-bb7>

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## OUTSIDE

Externally to the front elevation is a tarmac driveway offering off road parking for 2x cars. To the rear elevation is a large enclosed lawned garden with a paved patio seating area, outside water supply and outside electric sockets. Perfect for use during the summer months.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1037.22 ft<sup>2</sup>

96.36 m<sup>2</sup>

Reduced headroom

33.37 ft<sup>2</sup>

3.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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



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