







BB7 2RF

## Beeston Grove, Clitheroe

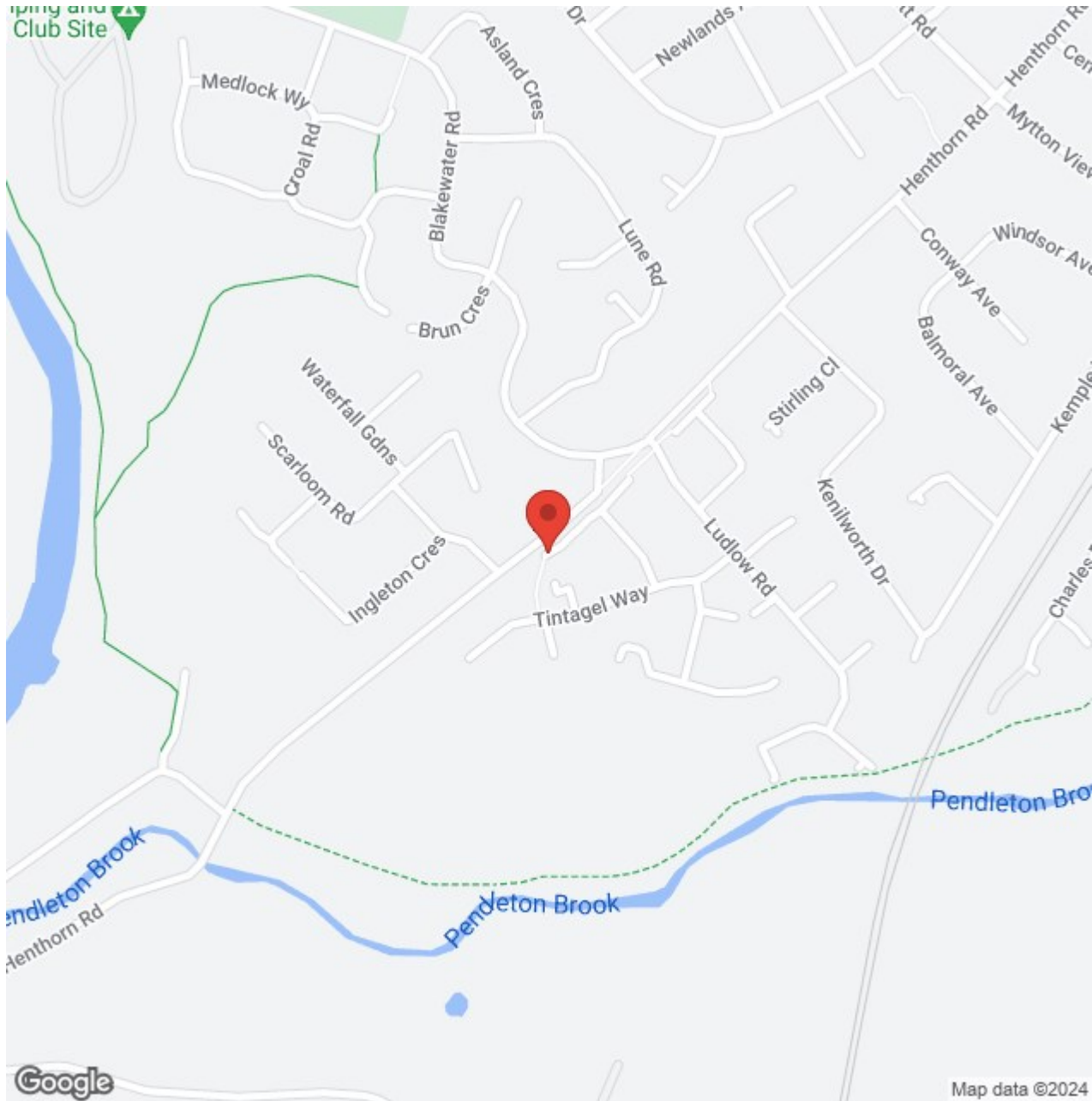
### Offers In The Region Of £279,950

- Modern Semi Detached • Ribble Valley Location • Cul-de-sac • Three Bedrooms • Off Road Parking

A fantastic opportunity has arisen to acquire this stunning THREE bedroomed semi detached dwelling located in a highly desirable area of Clitheroe on a well sought after new build estate. Situated conveniently close by to local amenities, network links and good schools. The property affords many noteworthy features throughout and briefly comprises of: a family sized living room, useful ground floor w.c, dining kitchen, three well proportioned bedrooms with the master having an en-suite shower room and a stunning three piece bathroom suite. Externally to the front elevation there is a paved driveway offering ample space for off road parking. To the rear elevation is an enclosed well maintained south facing garden with a decked and flagged patio area having space for garden furniture. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment.











# Lancashire

A fantastic opportunity has arisen to acquire this stunning THREE bedroomed semi detached dwelling located in a highly desirable area of Clitheroe on a well sought after new build estate. Situated conveniently close by to local amenities, network links and good schools. The property affords many noteworthy features throughout and briefly comprises of: a family sized living room, useful ground floor w.c, dining kitchen, three well proportioned bedrooms with the master having an en-suite shower room and a stunning three piece bathroom suite. Externally to the front elevation there is a paved driveway offering ample space for off road parking. To the rear elevation is an enclosed well maintained south facing garden with a decked and flagged patio area having space for garden furniture. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment.

## GROUND FLOOR

On the ground floor you will find:

### ENTRANCE HALLWAY

#### GROUND FLOOR W.C.

A useful ground floor w.c comprising of: wood effect flooring, part tiled walls, push button w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, air extraction fan and uPVC double glazed frosted window to the side elevation with shutter blinds.

#### LIVING ROOM

A family sized living room having space for settees, log burning stove, ceiling coving, television point, 1x central heating radiator and uPVC double glazed windows to the front and side elevation with shutter blinds.

#### DINING KITCHEN

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, space for table and chairs, wood effect flooring, ceiling coving, recessed LED spotlights, 1x central heating radiator, under counter LED lights and uPVC patio doors leading out to the rear garden. Having an array of integrated appliances such as: fridge / freezer, dishwasher, AEG microwave, oven / grill, 5 ring gas hob with chrome extractor hood above and plumbing for a washing machine.

#### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE

A bedroom of double proportions having fitted wardrobes, vanity desk and drawers, 1x central heating radiator, television point, door to en-suite and uPVC double glazed windows to the front elevation with shutter blinds.

#### EN-SUITE

A three piece shower room suite comprising of: tiled flooring, part tiled walls, walk in shower cubicle with rainfall shower head, pedestal sink with chrome mixer tap, push button w.c, air extraction fan, 1x central heating radiator, recessed LED spotlights and uPVC double glazed frosted window to the front elevation with shutter blinds.

#### BEDROOM TWO

Another bedroom of double proportions with fitted wardrobe and vanity desk, 1x central heating radiator, television point and uPVC double glazed window to the rear elevation with shutter blinds.

#### BEDROOM THREE

A well proportioned room having space for wardrobes and drawers, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation with shutter blinds.

#### BATHROOM

A modern three piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap and shower over, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the side elevation with shutter blinds.

#### EXTERNALLY

Externally to the front elevation there is a paved driveway offering ample space for off road parking. To the rear elevation is an enclosed well maintained south facing garden with a decked and flagged patio area having space for garden furniture. Perfect for use during the Spring / Summer months.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/beeston-grove-bb7>

#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is

drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

#### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)





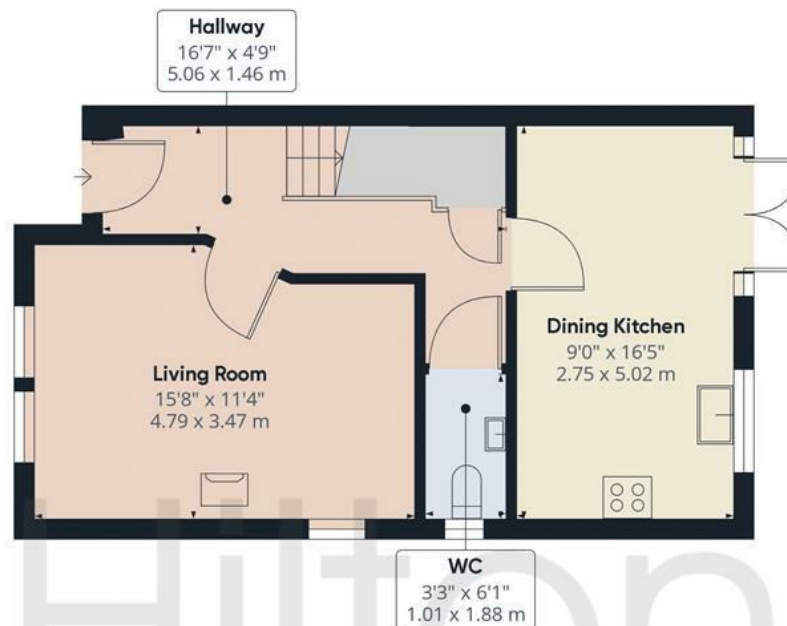


BB7 2RF

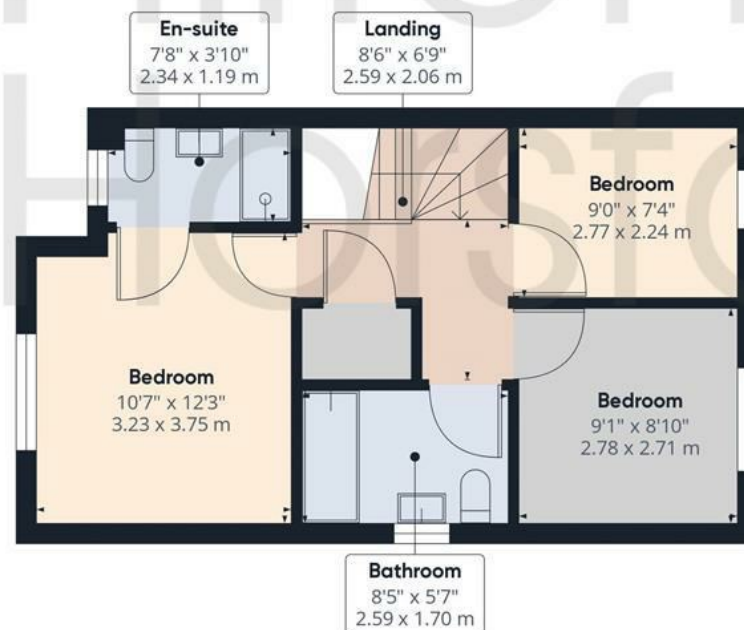
## OUTSIDE

Externally to the front elevation there is a paved driveway offering ample space for off road parking. To the rear elevation is an enclosed well maintained south facing garden with a decked and flagged patio area having space for garden furniture. Perfect for use during the Spring / Summer months.





Ground Floor



Floor 1

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

868 ft<sup>2</sup>

80.64 m<sup>2</sup>

(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.





Hilton & Horsfall

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01200 435667](tel:01200435667)