

4 THE ORCHARD  
RIBBLESDALE AVENUE  
CLITHEROE  
BB7 2HZ

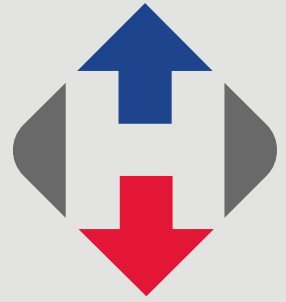
£420,000



- Stunning & exclusive end quasi semi
- 3 bedrooms, master en-suite
- Living room with patio doors
- Dining room, Siematic fitted kitchen
- Gardens front & rear, parking for 2 cars
- Highly sought-after position
- Gas CH & UPVC double glazing
- 126m<sup>2</sup> (1,354 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

**Built in 2004, The Orchard is hidden away in an exclusive and sought-after location just off Ribblesdale Avenue in Clitheroe. The property enjoys the ease and convenience of being around the corner from the town centre and its amenities, while being close to the countryside with local walks to Brungerley Park and Waddington.**



**Accommodation comprises an entrance hallway with cloakroom and utility space, Siematic fitted kitchen open to the dining room which in turn is open to a spacious living room with a multi-fuel burner. On the first floor the generous master bedroom enjoys a view of Pendle Hill and an en-suite shower room. There are two further bedrooms and a stunning house bathroom with a four claw roll top bath as part of the 4-piece suite. The property enjoys manageable gardens to the front and rear along with two allocated parking spaces and plentiful additional visitor parking spaces.**

**LOCATION:** From the town centre drive down Castle Street, proceed straight onto York Street and at the roundabout turn left onto Well Terrace. Follow the road straight over the mini roundabout and then turn right under Waddington Road railway bridge. Follow the road down, turn right onto Eastham Street and then follow the road around before turning right onto Ribblesdale Avenue. Follow the road along and then turn right onto the private drive for The Orchard.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** With a composite external door, wood flooring, alarm point and staircase to the first floor landing.

**CLOAKROOM:** 2-piece white suite comprising a low level w.c. and pedestal wash-hand basin, extractor fan, part-tiled walls.

**UTILITY CUPBOARD:** Plumbed and drained for an automatic washing machine, storage and hanging space.

**DINING ROOM:** 4.7m x 3.5m (15'4" x 11'4"); with wood flooring and open to:

**BREAKFAST KITCHEN:** 3.4m x 3.3m (11'3" x 10'8"); Siematic fitted kitchen with a range of fitted base and matching wall storage cupboards with complementary work surfaces and built-in appliances including Neff electric oven and microwave, 5-ring gas hob with a stainless steel extractor over, fridge-freezer and dishwasher, one-and-a-half bowl stainless steel sink unit and low voltage lighting.

**LIVING ROOM:** 4.7m x 4.6m (15'3" x 15'0"); with a multi-fuel burner in a feature surround, wood flooring, television point, telephone point and UPVC patio doors onto the rear garden.

**FIRST FLOOR:**

**LANDING:** With attic access point.





**BEDROOM ONE:** 4.6m x 3.8m (15'2" x 12'7"); enjoying a view of Pendle Hill, television point.

**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a shower enclosure with plumbed shower, half-tiled walls, low voltage lighting, extractor fan and heated stainless steel towel rail.

**BEDROOM TWO:** 3.2m x 4.3m (10'5" x 14'3").

**BEDROOM THREE:** 3.3m x 3.3m (10'9" x 10'8").

**BATHROOM:** Modern 4-piece white suite comprising a low level w.c., pedestal wash-hand basin, double shower enclosure with plumbed shower and 4 claw roll top bath, wood flooring, heated stainless steel towel rail, half-tiled walls and double glazed Velux window.

**OUTSIDE:** The property enjoys a low maintenance stone flagged front garden with flowerbeds and shrubs surrounding. A pathway leads around the side of the property to an enclosed rear garden. Half of the garden is laid to lawn with flowerbeds, shrubs and small trees surrounding. The other half has raised timber decking, stone flagged patio and pathways, timber



storage shed and a brick built split level storage outhouse with power and lighting.

The property enjoys 2 allocated parking spaces to the front with additional visitor parking spaces available.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

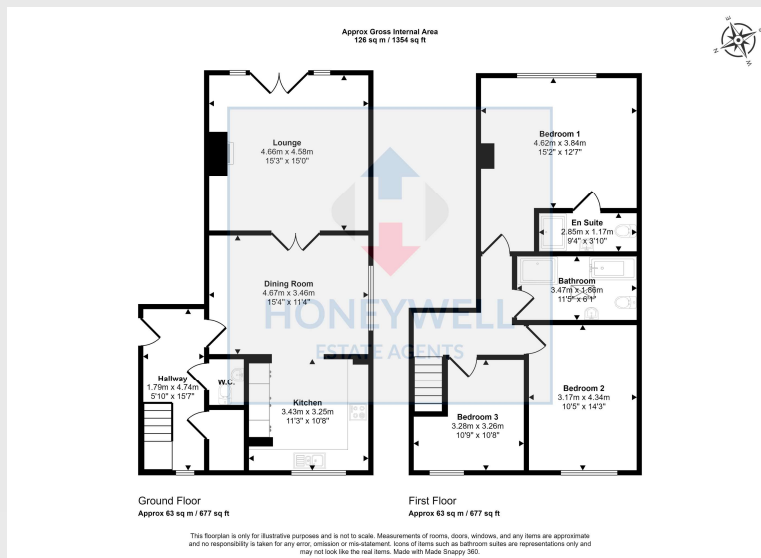
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND D.**

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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MJ/CJ/060924

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1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: barrowford@honeywell.co.uk

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