



Honeywell
SELECT

Greenacres, Ribblesdale Avenue, Clitheroe

Spacious detached house sat on a large plot
£795,000



- 5 double bedrooms plus box room
- Lounge, study & conservatory
- Large dining kitchen & utility
- 2 en-suites & house bathroom
- Long driveway & double garage
- Private premium location
- 223 m2 (2,400 sq ft) approx. plus garage

Clitheroe
Tel 01200 426041

Barrowford
Tel 01282 698200

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Greenacres Ribblesdale Avenue

A spacious detached house situated on a large private plot with outlooks towards Pendle Hill and only 10 minutes' walk from Clitheroe town centre. Built in 1971, this family house offers well-planned accommodation across two floors with an entrance hall, study and bay-fronted lounge at the front, while at the back there is a large dining kitchen, conservatory, utility and 'wet' shower room. Upstairs there is ample space with five double bedrooms, two with en-suite shower rooms, boxroom and house bathroom. The property is in a lovely quiet location just off Ribblesdale Avenue before Moorland School. There is a large driveway providing ample parking and turning leading to a double integral garage. The large front garden has lawns to either side of the drive with paved patio, mature trees and hedging. To the rear there is a good-sized private enclosed rear garden with patio. Viewing is essential.

LOCATION: From Waddington Road in Clitheroe turn right onto Eastham Street, follow the road round the left-hand bend and turn right onto Ribblesdale Avenue. Proceed straight on and Greenacres is the last house on the right just before the gates to Moorland School.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

OPEN PORCH: Through hardwood door into:

ENTRANCE VESTIBULE: With coved cornicing, window to side elevation and solid hardwood parquet flooring, half-glazed door to:

HALLWAY: With coved cornicing, corner staircase off to first floor with spindles and balustrade, understairs storage cupboard and laminate flooring.

STUDY: 2.4m x 3.1m (8'0" x 10'4"); with a range of fitted furniture including shelving, drawers and storage cupboards with 2 corner desks.



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SPACIOUS LOUNGE: 5.7m x 4.9m (18'7" x 16'1"); with square bay window, television point, feature fireplace housing coal effect 'Living Flame' gas fire with cast iron and tiled inset, tiled hearth and attractive wooden surround, laminate flooring, coved cornicing and wall light points. Glazed double doors to:

DINING KITCHEN: 6.5m x 3.2m + 3.2m x 3.5m (21'3" x 10'7" + 10'6" x 11'4"); a large open-plan dining kitchen with a fitted range of oak-fronted shaker style wall and base units with dark granite work surfaces and tiled splashback, Villeroy & Boch ceramic sink unit with chrome mixer tap and draining board carved into the granite, range style cooker with 2 ovens, 4-ring gas hob and hot plate with stainless steel splashback and Neff stainless steel extractor canopy over, integrated Bosch dishwasher, recessed spotlighting, breakfast bar, dining area with coved cornicing, laminate flooring and glazed doors leading to:

CONSERVATORY: 3.0m x 3.7m (9'9" x 12'0"); UPVC double glazed construction with French doors opening onto rear garden.

UTILITY ROOM: 2.4m x 2.5m (8'0" x 8'4"); with a modern range of grey shaker style wall and base units with complementary hardwood work surfaces, Belfast sink unit with brushed steel mixer tap, half-glazed PVC door to rear garden and recessed spotlighting.

SHOWER ROOM: Accessible wet shower room with wet shower area with thermostatic shower with fixed showerhead and separate handheld showerhead and mermaid splash panels, low suite w.c. with push button flush and wall-hung wash-hand basin with chrome mixer tap, extractor fan, chrome heated ladder style towel rail and recessed spotlighting.

FIRST FLOOR:

SPACIOUS LANDING: With storage cupboard, coved cornicing, dado rail and spindles and balustrade.

BEDROOM ONE: 4.2m x 4.0m (13'9" x 13'3"); with a range of fitted wardrobes with dressing table and drawers and recessed spotlighting.



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EN-SUITE SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under and a fitted shower enclosure with thermostatic shower and fixed showerhead, fully tiled walls and extractor.

BEDROOM TWO: 4.5m x 3.2m (14'8" x 10'4"); with coved cornicing.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low suite w.c., pedestal wash-hand basin with chrome taps and a corner shower enclosure with electric shower and fully tiled walls.

BEDROOM THREE: 4.6m x 3.2m (15'0" x 10'7"); with coved cornicing and walk-in storage cupboard with shelving.

BEDROOM FOUR: 3.4m x 3.3m (11'1" x 10'10"); with built-in wardrobe and lovely outlooks towards Pendle Hill.

BEDROOM FIVE: 4.0m x 4.0m (13'0" x 13'3"); with coved cornicing, built-in wardrobes and fitted desk.

BEDROOM SIX/BOX ROOM: 3.1m x 2.3m (10'2" x 7'7"); with built-in storage cupboards and attractive views towards Pendle Hill.

BATHROOM: 3-piece white suite comprising a vanity wash-hand basin with storage cupboards under and chrome mixer tap, low suite w.c. and a panelled bath with chrome mixer tap and Mira thermostatic shower over, chrome heated ladder style towel rail, part-tiled walls and recessed spotlighting.

OUTSIDE: There is a long tarmac driveway leading to ample parking and turning. The large front garden has lawns, mature trees, planting borders and paved patio area.

INTEGRAL DOUBLE GARAGE: 4.5m x 5.9m (14'8" x 19'6"); with electrically operated up-and-over door, power and light, plumbing for a washing machine, wall-mounted Worcester central heating boiler and hot water storage tank.

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OUTSIDE CON'D: To the rear of the property is a good-sized private rear garden with stone patio area, lawn, timber storage shed and mature borders with hedging and shrubs.

SERVICES: Mains gas, water, electric and drainage are connected.

HEATING: Gas fired central heating system complemented by double glazing.

TENURE: Freehold.

COUNCIL TAX BAND: G

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.



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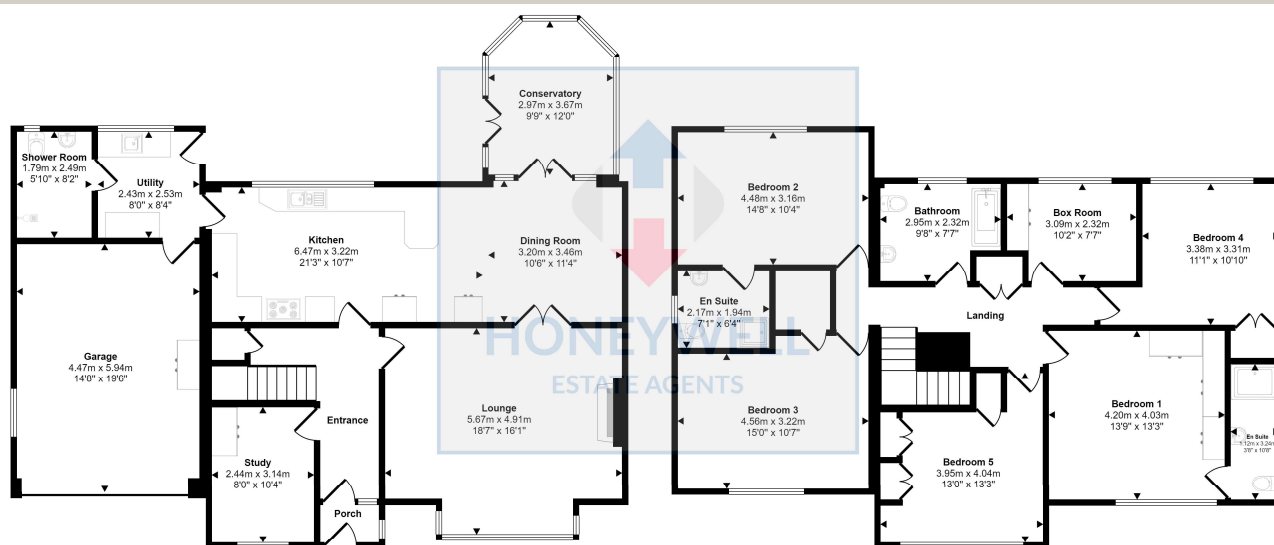
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*Greenacres, Ribblesdale Avenue, Clitheroe
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