

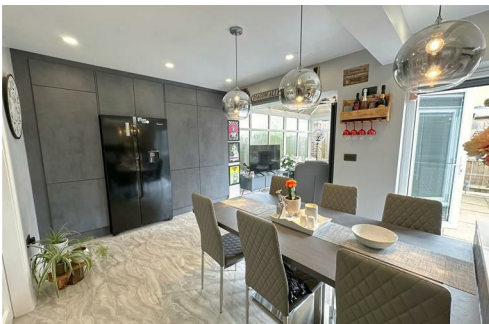


21 Albemarle Street,
Clitheroe

Chain Free £315,000

A stunning semi-detached dormer house conveniently located in the popular Castle View area, close to the railway station and the Castle Park. Superbly presented throughout, it has been extended and offers generously proportioned family-centric living space. Briefly comprising ground floor: vestibule, hall, cloaks cupboard, lounge, an amazing full width kitchen diner with bi-fold doors and a conservatory, utility room with a separate cloakroom and access to an integral garage with a roller shutter door. First floor: four bedrooms (three are doubles) and a luxurious bathroom. A tarmac drive to the front; to the rear a petite south facing sun-kissed patio garden. (1,453 sq ft/135 sq m approx/EPC: D).

A quiet exceptional home. NO UPWARD CHAIN.



21 Albemarle Street, Clitheroe

Directions

When travelling from our office by car proceed to the end of York Street. Turn left at the roundabout into Well Terrace. Continue over the next roundabout into Waddington Road, turning left into Railway View Road. Proceed past the railway station over the mini roundabout, past Booths Supermarket and over the railway bridge before turning immediate right into Castle View. Albemarle Street is the third turning on the left and the property can be found towards the top on the left-hand side.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Worcester condensing combination boiler to mainly column radiators. There is electric underfloor heating in the conservatory. Council tax payable to RVBC Band C. Freehold tenure.

Additional Features

The property has PVCu double glazed windows and external doors. LED down-lighters and colour controlled strip lighting with bronzed light switch and plug socket covers in the kitchen diner and utility areas.

Accommodation

The front door opens to a vestibule and from the hall, a railed staircase rises to the first floor; at the bottom of the stairs a cloaks cupboard. The lounge has a wide window and offers a lovely glimpse of Grindleton Fell. Pride of place goes to a polished oak chimney-piece with a coal effect living flame gas fire for instant warmth and ambience. Double doors open to an amazing full width kitchen diner featuring sleek handleless doors and quartz counters including an under-counter sink with a fluted drainer and a Quooker boiling water tap. Either side of the sink are twin Bosch electric ovens and an integrated dishwasher. The central island accommodates cooking, storage and dining with space for three stools. Beneath a ceiling mounted extractor is a Bosch five-zone induction hob and an integrated larder fridge. On the other wall is a bank of floor to ceiling units with space for an American-style fridge freezer. There is a multitude of flush downlighters and colour controllable LED strip lighting around the extractor pelmet and above the acrylic splashback to the sink. Three glass pendant light fittings are positioned above a six-seater table (all to be left). Bifold doors with fixed blinds open to the patio garden with French door access from the conservatory. This whole area is floored in LVT in a pleasing marbled tile effect. The separate utility room has space for a washing machine and dryer along with built-in storage. There is a separate wc and two-piece cloakroom with sensor lighting, a concealed cistern wc and a vanity washbasin.

On the first floor there are four excellent bedrooms consisting of three doubles and a single. The master has a vaulted ceiling with two low level Velux windows and from the front you have a scenic view of Grindleton Fell (also shared by the two other front facing bedrooms). Bedroom 2 is front facing with a bank of built-in wardrobes. Bedroom 3 is rear facing also with built-in robes and bedroom 4 a front facing single with a built-in cabin style bed incorporating six drawers. The luxurious bathroom comprises a glass cubicle with a thermostatic shower having a rainfall head and a hand-held wand, a concealed cistern wc and a washbasin with a monobloc waterfall tap/vanity. The walls are clad in easy-clean shower board and towels warm on an asymmetric ladder radiator. Above the sink, an illuminated mirror with an easy-clean ceiling. A neat pocket door and a shaver socket.

Outside

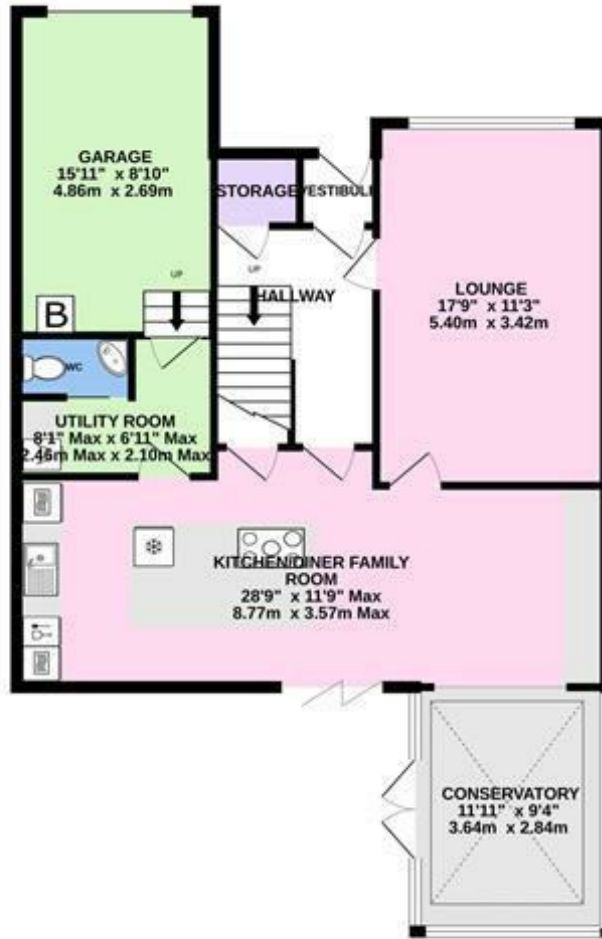
To the front, a stone walled garden with a tarmac drive for a small car. The integral garage has an electrically operated roller shutter door. To the rear, a south – south/west facing patio style petite garden with brick and timber panel fencing. What a sun trap it is! There is a cold water tap, various power sockets and a connection for a hot tub.

Early viewing is considered necessary. NO UPWARD CHAIN.

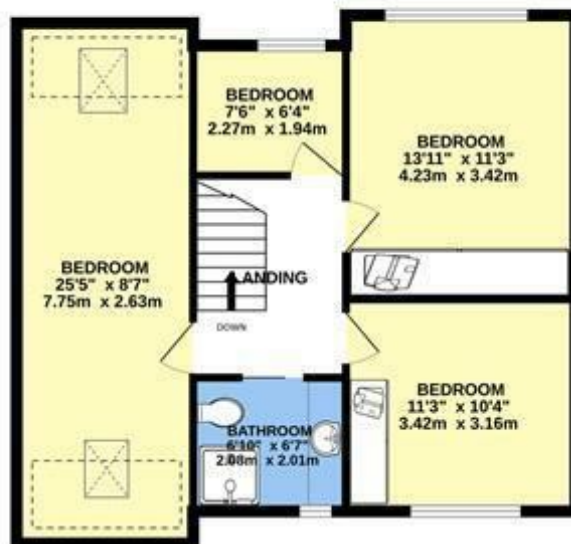
Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.

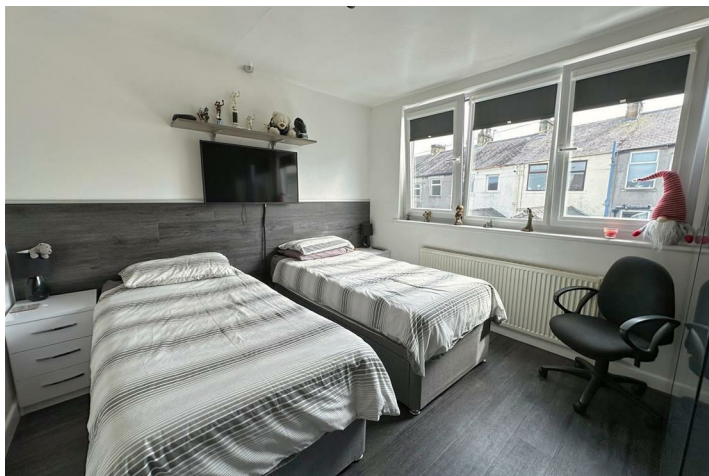


21 ALBEMARLE STREET, CLITHEROE, BB7 2EA

TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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