



59 Colthirst Drive,  
Clitheroe

Chain Free £195,000

A stylishly appointed end (of four) terrace property with gardens to front and rear. The sunny rear garden is south facing and there is off-road parking at the front. Favourably located off Chatburn Road near the Grammar School, the well presented accommodation briefly comprises: ground floor – hall with staircase, lounge, conservatory, kitchen. First floor: two double bedrooms, each with built-in wardrobes. A smart three-piece bathroom with a shower over the bath. (683 sq ft/63.4 sq m approx/EPC: D).

Viewing highly recommended.

NO UPWARD CHAIN.



## 59 Colthirst Drive, Clitheroe

### Directions

When travelling from our office proceed to the end of York Street. Cross the roundabout into Chatburn Road. Proceed for approximately half a mile. Opposite CRGS turn left into Colthirst Drive, continue down the hill, bear left and at the bottom turn left and into the cul-de-sac. The property can be found in front of you in a terrace of four.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Biasi condensing combination boiler. Council tax payable to RVBC Band B. Freehold tenure.

### Additional Features

This property does not have a Section 106 Agreement and has no purchaser restriction. Double glazed windows and conservatory. There is LVT flooring throughout the ground floor and smart column radiators in a dark grey colour.

### Accommodation

The front door opens to a welcoming hall, a railed staircase rising to the first floor with a small understairs cupboard and space for coats and footwear. The floor is laid with LVT which continues throughout the ground floor, creating an increased perception of space. The hall and staircase walls have stylish wall panelling to mid height and there is a vertical column radiator. The kitchen has fitted base and wall units with maple fronts and contrasting marble effect counters/upstands; splashback tiling and a stainless steel sink unit/mixer tap. There is an electric built-in oven with a gas hob beneath a stainless steel extractor filter, space for an upright fridge/freezer and plumbing for a washing machine. The lounge offers a generous amount of space and combined with the conservatory, offers various options including a dedicated dining space. There are column radiators in both and facing south the light floods in.

On the first floor landing there is a loft access hatch and wall panelling has been continued here too. This popular house type design provides two double bedrooms. The front facing master has a fixed bed panel incorporating bed-side lights and there is provision for a wall hung TV. The room has two windows, built-in wardrobes and a built-in cupboard above the stair bulkhead. The rear facing bedroom has a super view of the Castle Keep and St Mary's Church plus built-in wardrobes across one wall with sliding part mirrored doors. Both rooms have column radiators. The stylish and functional three-piece bathroom comprises a panelled bath with a shower over incorporating both a fixed rain-fall shower head and a hand-held wand. The walls have easy-clean shower board and there is a glass door. Pedestal washbasin with a monobloc mixer tap and a low suite wc. Being an end property the east facing window lets in the morning light and towels warm on a chromed ladder radiator.

### Outside

The front garden is contained within a smart box hedge and has a tarmac drive for one car. Being south facing, the rear garden catches the passing sunshine perfectly.

No upward chain. Viewing is strongly recommended.

### Viewing

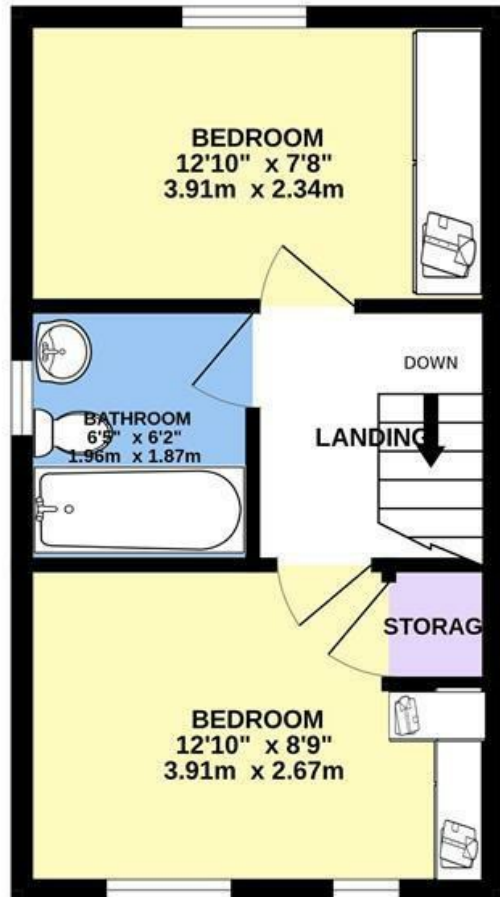
Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.



GROUND FLOOR  
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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