



Greenway Salthill Road,
Clitheroe

Price £500,000

A handsome detached house of early twentieth century vintage with the rare benefit of a large garden plot. Featuring red brick elevations with natural stone window detail under a slate clad roof. Double bay fronted, the generously proportioned accommodation is both spacious and well presented. With many retained period features and two luxurious contemporary bathrooms, it further comprises: hall, cloaks cupboard, lounge with French windows and a multi fuel stove, sitting room, kitchen diner, boiler/utility room, four double bedrooms each with varied distant views and aspects, detached garage. (1,406 sq ft/130.6 sq m approx/EPC: D).

A rare opportunity to acquire such a well balanced mature home.



Greenway Salthill Road, Clitheroe

Directions

When travelling from our office proceed to the end of York Street. Continue across the roundabout into Chatburn Road then take the second turning on the right into Lime Street. At the end turn left and proceed along Salthill Road. Once the road starts to rise, Greenway can be found on the right-hand side.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Worcester boiler and a Gledhill mains pressure hot water cylinder. Council tax payable to RVBC Band F. Fibre telecoms. Freehold tenure.

Additional Features

Traditionally constructed with red brick elevations, natural stone window detail and a hipped roof clad in slate. The property has six-panel timber internal doors, oak flooring, plaster ceiling cornices, a Stovax multi fuel stove and double glazed windows.

Location

Conveniently positioned to easily access local schools, the town centre shops, facilities and amenities.

Accommodation

Double bay fronted, the central front door opens to a hall with an oak railed staircase ascending to the first floor with an understairs cupboard and a separate cloaks cupboard. To one side of the hall a wide bay windowed sitting room with a coal effect living flame gas fire within a period design chimney-piece. To the other side, a handsomely proportioned lounge with a wide bay window and French window opening to the extensive rear garden. The room's focal point is a Stovax multi fuel stove sat on a slate hearth with a smooth stone mantle-piece. When the winter weather arrives this will keep you toasty and snug. The floor is laid with engineered oak boarding in a warming hue. Overlooking the rear garden towards Pendle Hill, the kitchen diner is a lovely bright room with wide windows to capture the light. With fitted base and wall units and a stainless steel sink unit, the built-in cooking appliances consist of a Neff electric oven with an induction hob beneath an extractor filter. In a separate walk-in boiler room there is plumbing for a washing machine and space for a dryer next to the central heating boiler and hot water cylinder.

On the first floor there are four double bedrooms and two bathrooms with a loft access hatch on the landing. The master bedroom is front facing with pleasing aspects towards the town centre including the Castle Keep, St Mary's Church and the wooded slopes of Kemple End in the backdrop. There is a run of built-in wardrobes along one wall with hanging rails, drawers, shelving and wiring for a wall hung TV. A glass pocket door tastefully reveals a luxurious en-suite with tiled floor and walls. Behind glass panels a shower cubicle with a Hansgrohe thermostatic valve, waterfall shower head and a flexible hose shower. Wall hung Duravit concealed cistern wc and a wall hung vanity washbasin with a monobloc mixer tap. Towels warm on a chromed ladder radiator and there is a Keuco mirrored toiletries cabinet. Bedroom 2 is also front facing with a separate dressing area; bedroom 3 and 4 are rear facing overlooking the garden with Pendle Hill in the backdrop. Equally luxurious, the house bathroom oozes contemporary style. Four-piece, it comprises a panel bath with a central filler and a hand-held Axor wand, wall hung Duravit vanity washbasin with a Hansgrohe wall mounted tap and a low suite wc. The glass corner cubicle with wet floor drainage has a rainfall shower head and a flexible hose shower. Walls and floor are tiled and towels warm on a chromed towel radiator and there is underfloor heating.

Outside

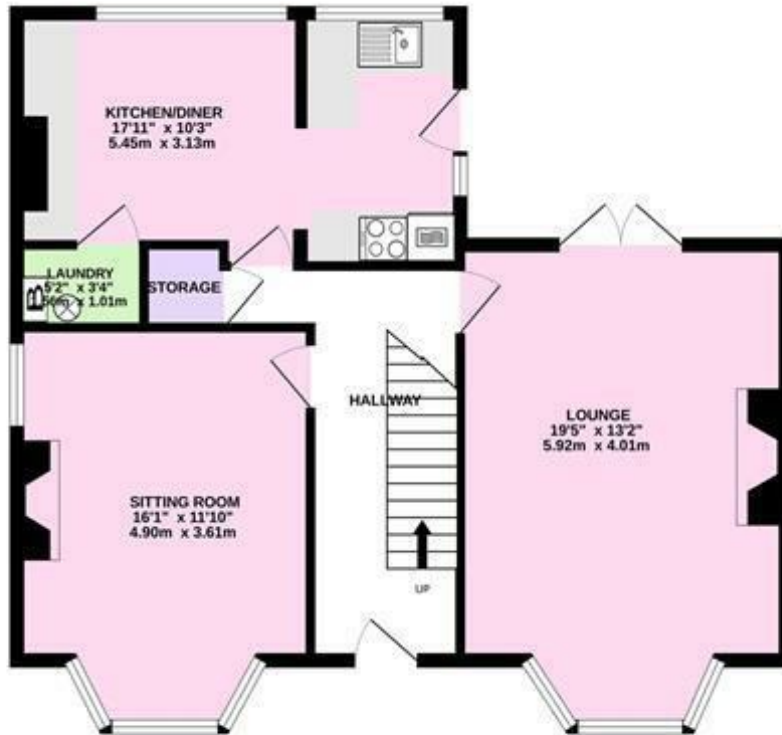
Greenway occupies a large plot, both wide and deep. The brick walled forecourt is laid mainly with paviers creating a substantial area of off-road parking for five to six cars. There is inset lighting to one section of wall and laurel hedge screening. To the rear a long, mainly lawned garden with flagged footpath to a garage best suited for motorcycle/cycles or general storage due to its narrow approach. With a favourable orientation, the garden enjoys the sunshine for most of the day.

Internal viewing is absolutely essential to fully appreciate.

Viewing

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

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.

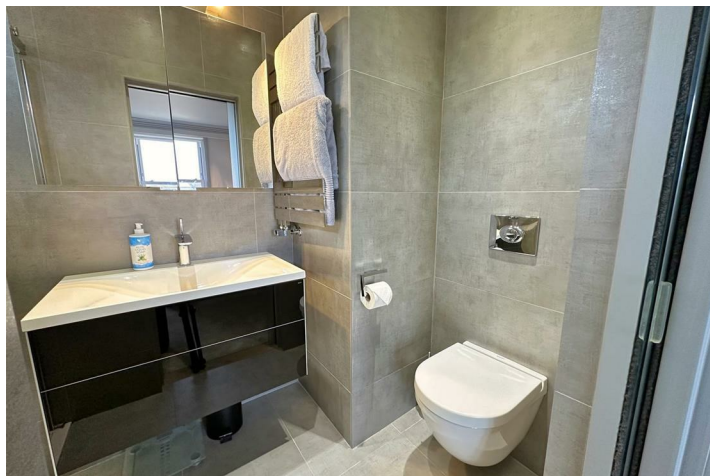


GREENWAY SALTHILL, RD, CLITHEROE, BB7 1PE

TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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