



athertons
property & land

athertons
property & land tel. 01254 828810

www.athertons-uk.com

32 Coplow View, Clitheroe, Ribble Valley
£289,995



A stylish semi-detached property on this much sought after, quiet estate on the outskirts of the popular market town of Clitheroe, Ribble Valley. Built by McDermott Homes in 2019 and tucked away at the end of a quiet cul-de-sac, this spacious three-storey home enjoys a desirable plot with the added benefit of a private, South-West facing rear garden – the perfect outdoor space for relaxing and entertaining. Well designed for modern living, the home offers versatile accommodation spread over three floors, making it ideal for a growing family.

Internally, you are greeted by a bright entrance hall leading to a cloakroom, a cosy lounge, and a contemporary dining kitchen on the ground floor. The spacious lounge, a welcoming space perfect for unwinding, features stylish wall panelling and wood effect flooring running through to the kitchen/diner. The kitchen is a social space boasting a sleek range of white gloss wall and base units with complementary laminate work surfaces, an integrated double oven, a 4-ring stainless steel gas hob with extractor, and a range of Hotpoint appliances, including a fridge-freezer and dishwasher. French doors open directly onto the beautifully maintained South-West patio area, creating a seamless flow between indoor and outdoor living. The kitchen further benefits from a good sized under stair storage cupboard which happily doubles as a pantry cupboard or larder.

Upstairs, the bright and airy landing allows access into three bright and airy bedrooms, along with a modern family bathroom and potential office nook which is the current inner landing area to the second floor. Bedrooms two and three are comfortable double bedrooms and bedroom four is a sizeable double - all with pleasant aspects and neutral, well maintained décor. The family bathroom has been meticulously finished with tiled walls and floor, panelled bath with over head shower, dual flush wc and wall mounted wash basin.

The landing offers additional storage, with a built-in cupboard housing the hot water cylinder and a further inner landing area 'nook' which could make a perfect quaint home office area with stairs leading to the second floor principal bedroom. On the top floor, the principal bedroom is a true retreat, offering ample space, built-in wardrobes, and a stylish en-suite 3pc shower room.

Externally, the property continues to impress, with a side driveway providing parking for two cars and gated access to the good-sized rear garden. The South-West facing garden is both private and practical, featuring a paved patio for outdoor dining, a well-kept lawn, green aspects and boundary fencing that offers excellent privacy. There is also a timber storage shed for additional outdoor storage.

This freehold property benefits from the remainder of a 10-year NHBC Housebuilder's Guarantee, ensuring peace of mind for years to come. Situated in a highly sought-after location with easy access to local amenities, this modern home is perfect for families seeking a combination of stylish design, spacious living, and outdoor enjoyment.

Early viewing is highly recommended to fully appreciate this beautifully presented home and all it has to offer. For all enquiries, please contact our Clitheroe office for all enquiries.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Maintenance charge approx £166 per annum.

Energy Performance Rating

B (84).

Council Tax

Band D.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





athertons
property & land



athertons
property & land



athertons
property & land



athertons
property & land

Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Second Floor

Approx. 28.5 sq. metres (306.3 sq. feet)



Total area: approx. 103.9 sq. metres (1117.9 sq. feet)





