



19 Peel Park Avenue,  
Clitheroe

£285,000

An immaculately presented three-bedroom semi-detached home, built in 1959, offering spacious living accommodation across two floors. This beautifully refurbished property boasts a tastefully finished interior, ample off-road parking, a detached garage, and well-maintained front and rear gardens. Situated in the highly desirable Peel Park area, it provides convenient access to local schools, shops, and amenities, making it an ideal family home. Early viewing is highly recommended.



## 19 Peel Park Avenue, Clitheroe

The property is approached via a single tarmacadam driveway, offering parking for up to four vehicles and leading to a detached single garage at the rear, featuring an up-and-over door and a uPVC double-glazed window. A low-walled front garden with rockery and gravelled beds enhances the property's charming kerb appeal.

Upon entering, a particularly wide entrance hall welcomes you, featuring a staircase rising to the first floor and a sizeable storage cupboard. The lounge is a well-proportioned space, enhanced by wall panelling, wall lights, and a feature tiled fireplace with a stone surround, which previously housed a log-burning stove. French doors lead to the dining room at the rear, which boasts light oak-effect Amtico flooring and adjoins the modern kitchen.

The kitchen is well-appointed with a stylish arrangement of base and wall units, laminate countertops, splashback tiling, and a sink with a mixer tap and drainer. Integrated appliances include a Neff electric split-level double oven and grill, a four-ring induction hob with an extractor above, a built-in fridge/freezer, and plumbing for a washer/dryer. A convenient larder cupboard provides additional storage, with external access onto the side driveway.

On the first floor, the landing features an airing cupboard, a family bathroom, and three generously sized double bedrooms. Bedroom three, located at the front of the property, is currently used as a home gym with oak-effect flooring and sufficient space for a double bed. Adjacent is bedroom two, which benefits from an extensive range of fitted wardrobes and a dressing table. To the rear, bedroom one is a sizeable double room with ample space for fitted furniture and enjoys stunning views of the dramatic Ribble Valley countryside as well as Clitheroe Castle.

The smartly appointed three-piece family bathroom comprises a 'P'-shaped bath with a mains mixer shower attachment and shower screen, a dual-flush WC, a washbasin with a vanity unit below, tiled flooring and walls, chrome and anthracite heated towel rails, and LED spotlighting.

Externally, the spacious rear garden has been thoughtfully designed for ease of maintenance. Predominantly laid to lawn, it features a generous patio area that captures the afternoon and evening sun, as well as fenced and gravelled borders and Indian stone pathways. The detached single garage borders the garden and is accessed via a manual up-and-over door, while the single driveway extends to the front of the property.

Located in a prime area of Clitheroe, close to the town centre yet offering easy access to the A59, the property is within walking distance of local shops, the bus and train station, and pleasant walks near Brungerley Park. Popular villages such as Waddington are also nearby. Excellent local nurseries and both primary and secondary schools are in close proximity, making this an outstanding family home for years to come.

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold.

### Energy Performance Rating

C (70).

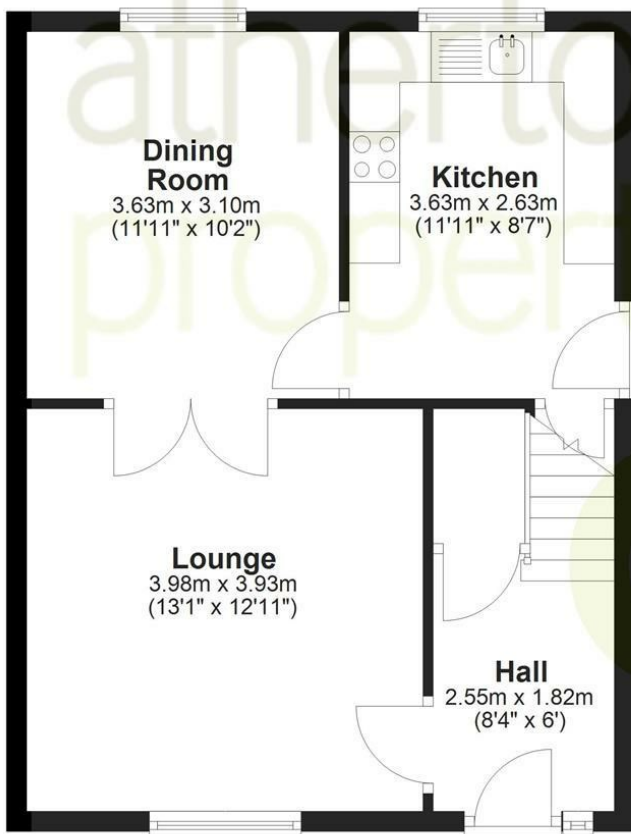
### Council Tax

Band D.



### Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



### First Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 sq. feet)



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.