





Presented to an impeccable standard throughout, this beautifully appointed three-bedroom semi-detached home occupies a prime position within a sought-after development in Clitheroe. Boasting generous internal proportions, stylish interiors, and a versatile layout ideal for modern family life, the property offers standout features including a south-facing garden, two bathrooms, and ample driveway parking for up to three vehicles – all ready for immediate occupation.

Ideally positioned within easy reach of local schools, amenities, and excellent transport links to Blackburn, Preston, Skipton, and the wider motorway network, this impressive home is perfectly suited for families, first-time buyers, or professionals seeking a turnkey property in the heart of the Ribble Valley.

Upon entering the home, you are welcomed into a bright and spacious hallway featuring wood-effect flooring, a large storage cupboard, and access to all ground floor rooms including a stylish WC. The generously sized living room offers a warm and inviting atmosphere, with wood-effect flooring underfoot, an understairs storage area, and elegant French doors opening directly onto the rear garden — allowing natural light to flood the space and creating a seamless indoor-outdoor flow.

The contemporary dining kitchen is a true highlight of the home, fitted with a sleek range of high-gloss wall and base units, complemented by wood-effect worktops and stylish tiled splashbacks. High-spec integrated appliances include a five-ring gas hob with extractor, electric oven, fridge-freezer, dishwasher, and plumbing for a washing machine – ensuring functionality without compromising on design.

To the first floor, the spacious landing leads to three beautifully presented bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and a private en suite shower room, complete with direct-feed shower, tiled elevations, and contemporary fixtures. Two further bedrooms, both with fitted wardrobes, offer flexibility for children, guests, or a home office setup.

The family bathroom is finished in a timeless style, featuring a three-piece suite with panelled bath, pedestal wash basin, dual flush WC, and tiled finishes for a clean and modern aesthetic.

Externally, the property enjoys a meticulously maintained, south-facing rear garden, laid mainly to lawn with stone-chipped borders, paved pathways, and a versatile timber shed. Formerly used as a home office, the shed is fully equipped with power, lighting, sockets, and windows – offering a fantastic solution for remote working, creative space, or additional storage. To the front, a spacious driveway provides off-road parking for up to three vehicles, enhancing both convenience and curb appeal.

With its combination of space, style, and superb location, this stunning home must be viewed to be truly appreciated. For further information or to arrange a private viewing, please contact our Clitheroe branch today.

Clitheroe is a historic market town offering all major amenities alongside rich heritage and modern convenience. Overlooked by the iconic Clitheroe Castle—an 800-year-old fortress with stunning views—the town boasts boutique shopping, supermarkets, and a thriving dining scene, including award-winning restaurants, gastropubs, and charming bars.

With a vibrant social atmosphere, Clitheroe is home to traditional pubs, cosy wine lounges, and craft ale spots. Families benefit from excellent schools, including Clitheroe Royal Grammar, Bowland High, and Stonyhurst College. Well connected, the town offers a regular bus service and direct rail links to Manchester, making it ideal for both leisure and commuting.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. (155 year lease annual service charge £181.67 & annual ground rent £250 per annum).

## Energy Performance Rating

B.

## Council Tax

Band B.

## 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 1.30pm

**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**

Monday to Friday - 9.00am to 5.00pm

**01200 428691**

## 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).

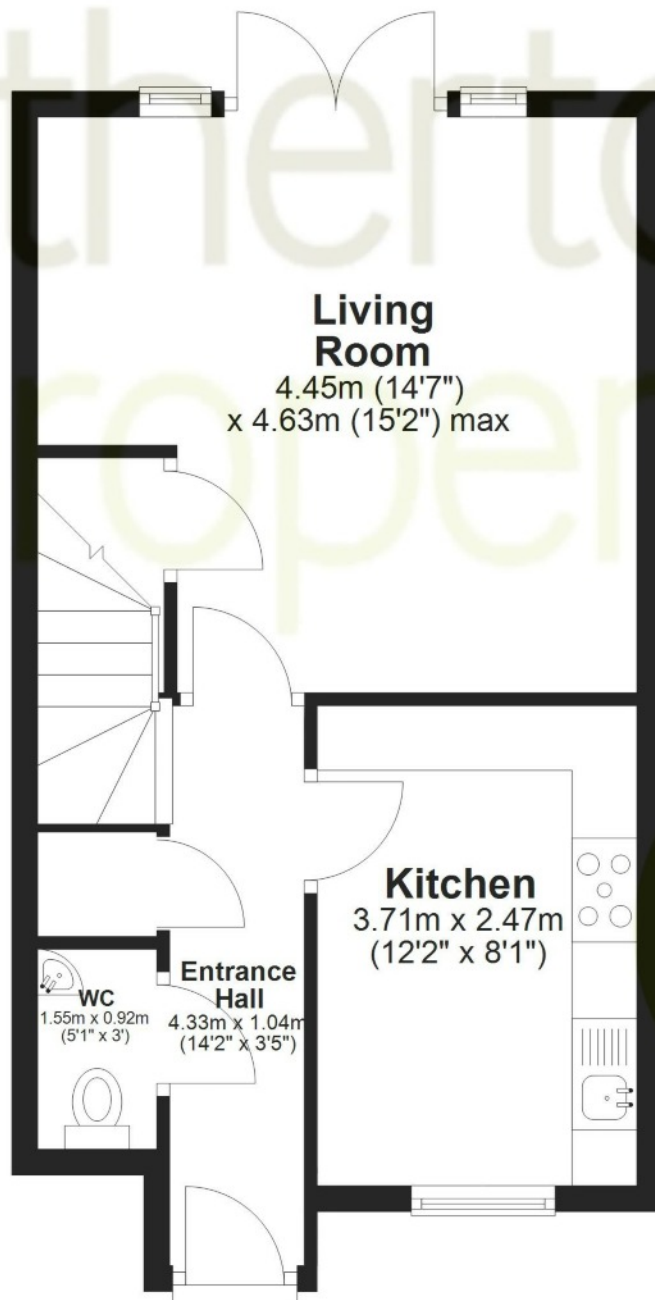






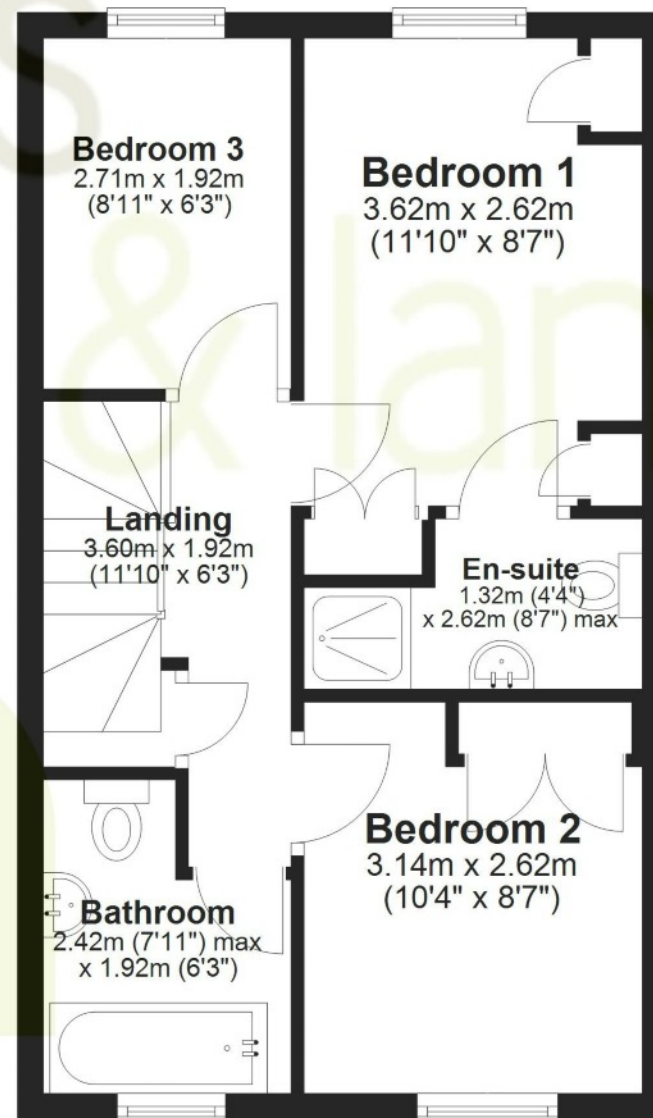
## Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



## First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 76.7 sq. metres (825.2 sq. feet)











