



9 Shipton Road, Clitheroe, Lancs, BB7 2RZ
£499,950

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer this stunning, 4 bedroom, detached property with upgraded kitchen and luxury flooring. This beautiful family home boasts 3 receptions rooms, a downstairs study, utility room, single garage, along with 4 double bedrooms, the main including an en suite. This house is the perfect family home combining both space and elegance.

Waddow Heights is an exclusive development in the historic town of Clitheroe, nestled in the charming Ribbles Valley. It's a great location for shopping, local facilities and getting out in nature with its surrounding green areas, one being the popular Forrest of Bowland. The location also has the advantage of being close to Clitheroe train station providing excellent commuter links and high regarded schools are within easy reach.

Freehold
EPC rating B
Council Tax TBC
Management fee £165.00 PA

GROUND FLOOR

HALL

Welcoming entrance leading to

STUDY 9'0" x 7'6" (2.76m x 2.29m)

Perfect for working from home.

WC 4'11" x 32'1" (1.52m x 9.8m)

Contemporary WC containing white sanitary ware plus tiling.

KITCHEN/DINING AREA 28'5" x 15'8" (max) (8.67m x 4.80m (max))

Stylish, open plan kitchen with Silestone worktops, integrated appliances and impressive finish. French doors leading to garden, great for hosting/entertaining.

UTILITY 5'6" x 5'7" (1.68m x 1.72m)

Ideal for laundry.

LOUNGE 16'4" x 11'11" (4.99m x 3.65m)

Beautiful, spacious lounge with bay window. The perfect place to relax and unwind.

FIRST FLOOR

LANDING

MASTER BEDROOM 12'9" x 12'5" (3.91m x 3.79m)

Beautiful master bedroom leading to

EN SUITE 7'1" x 5'10" (2.16m x 1.79m)

Contemporary en suite containing white sanitary ware plus tiling.

BEDROOM 3 10'10" x 10'8" (3.32m x 3.26m)

An impressive double bedroom.

BATHROOM 6'11" x 5'6" (2.12m x 1.70m)

Contemporary family bathroom containing white sanitary ware plus tiling.

BEDROOM 4 10'11" x 10'2" (3.35m x 3.11m)

An impressive double bedroom.

BEDROOM 2 12'2" x 12'8" (3.72m x 3.88m)

An impressive double bedroom.

EXTERNAL

Single garage
garden

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

Deposit Contribution available*

OR help towards Stamp Duty fees*

*Any incentives are subject to builders terms, conditions and price differentials

