



**21 Shipton Road, Clitheroe, Lancs, BB7 2RZ**  
**£375,000**

PROPERTY  
PERSPECTIVE

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to present this stunning, 4 bedroom detached property with upgraded kitchen, Amtico flooring, premium carpets and shower over bath package. This beautiful family home is set over 3 floors and boasts both space and luxury. Living here you'll enjoy a large open plan kitchen/dining area with French doors leading to a spacious garden, ideal for entertaining. The lounge has an impressive bay fronted window and is the perfect place for relaxing and enjoying some downtime.

On the first floor you'll find 3 bedrooms - 2 double rooms, 1 single and a family bathroom. Upstairs again and you'll find the oasis that is the master bedroom set on its own floor with another en suite and dressing area.

Nestled in the wonderful Ribble Valley, Waddow Heights is an exclusive development in the heart of Lancashire. You're never far from bars, shops and restaurants or wonderful nature walks. Also great commuter links and being close to high regarded schools is a real advantage too. Don't miss out on the opportunity to make this impressive house your new home!

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

### GROUND FLOOR

#### HALL

Welcoming entrance leading to

#### WC 6'3" x 4'9" (1.91m x 1.47m)

Contemporary WC with white sanitary ware plus tiling.

#### LOUNGE 16'10" x 11'1" (5.15m x 3.38m)

Beautiful lounge with impressive bay fronted window. The perfect place to relax and unwind.

#### KITCHEN/DINING AREA 19'11" x 11'9" (6.09m x 3.59m)

Upgraded, open plan kitchen/dining area with French doors leading to spacious garden. Ideal for entertaining.

### FIRST FLOOR

#### LANDING

Leading to

#### BEDROOM 4 8'11" x 12'10" (2.74m x 3.93m)

An impressive single bedroom. Could be used as an office.

#### BEDROOM 2 11'11" x 12'0" (3.65m x 3.66m)

An impressive double bedroom.

#### BEDROOM 3 10'7" x 16'11" (3.25m x 5.16m)

An impressive double bedroom.

#### BATHROOM 7'7" x 6'3" (2.33m x 1.91m)

Contemporary family bathroom with white sanitary ware plus tiling.

### SECOND FLOOR

#### MASTER BEDROOM 21'5" x 12'3" (6.53m x 3.74m)

Beautiful master bedroom on its own floor with dressing area leading to

#### EN SUITE 7'4" x 7'1" (2.25m x 2.18m)

Contemporary en suite with white sanitary ware plus tiling.

### EXTERNAL

Garage  
Spacious garden

\* Subject to builders terms, conditions and price differentials

\*\* Developer to pay standard 1 property stamp duty plus further savings with no estate agents fees with Part Exchange

\*\*\* From Developers standard range and pricing.

# Part Exchange cannot be utilised with any other incentive

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

